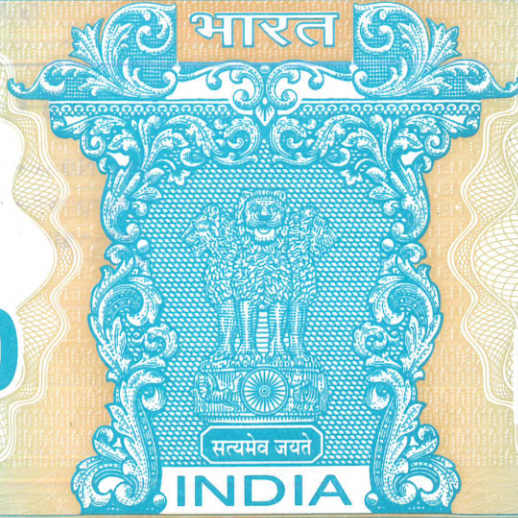


भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

हरियाणा HARYANA

51AA 706625

FORM REP-II  
[See rule 3(3)]

**Declaration supported by an Affidavit**

Affidavit cum Declaration of Mr. Anurag Kulshreshtha Authorized Signatory of Adhikaansh Realtors Private Limited (CIN# U70109HR2020PTC090928) having its registered office at Unit No. SB/C/2L/Office/017A, M3M Urbana Sector-67, Gurugram Manesar Urban Complex Gurugram Gurgaon HR 122102; (duly authorized by the Promoters of "DDJAY Residential Plotted Colony under Licence No 32 of 2021" dated 03.07.2021 Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna- DDJAY) situated in Sector 89, Gurugram, Haryana, India vide Board Resolutions dated 16.08.2021 respectively, certified true copy whereof is enclosed herewith as 'Annexure-1'.

I, Mr. Anurag Kulshreshtha duly authorized by Adhikaansh Realtors Private Limited of "DDJAY Residential Plotted Colony under Licence No 32 of 2021" Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna- DDJAY)" ("Project") to be developed on acres land ("Project Land") out of total licensed land admeasuring 52.275 Acres (21.156 hectares approx.) under Licence No. 32 of 2021 dated 3.07.2021, situated in the Revenue Estate of Village Hayatpur, Sector-89, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India, do hereby solemnly declare, undertake and state as under:



Achikennh Rectory Pvt. Ltd.

PRADEEP KHANNA  
STAMP VENDOR  
GURGAON

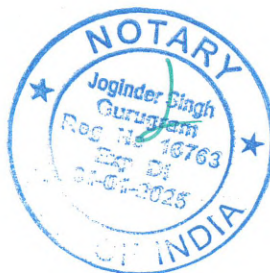
02 SEP 2021

Sr. No. .... 11292

Purpose .....

Signature .....

1. That we, Adhikaansh Realtors Private Limited & Aawam Residency Private Limited have a legal title to the Project Land on which the development of the Project is being carried out.
2. That the said land has an encumbrance in favor of:
  - a) IDBI Trusteeship Services Ltd.
3. That the time period within which the Project shall be completed by the Promoter is 31.10.2024
4. That seventy per cent of the amounts realized by Promoter for the real estate Project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.
6. That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the Project.
7. That the Promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular Project have been utilized for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
8. That the Promoter shall take all the pending approvals on time, from the Competent Authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.



10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

DHIKAANSH REALTORS PRIVATE LIMITED

*Anuq*  
Authorized Signatory

**DEPONENT**

Verification

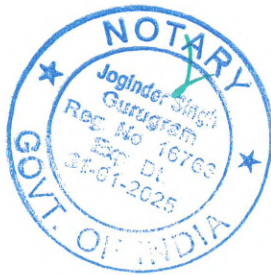
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me on 06<sup>th</sup> day of September 2021 at Gurugram.

DHIKAANSH REALTORS PRIVATE LIMITED

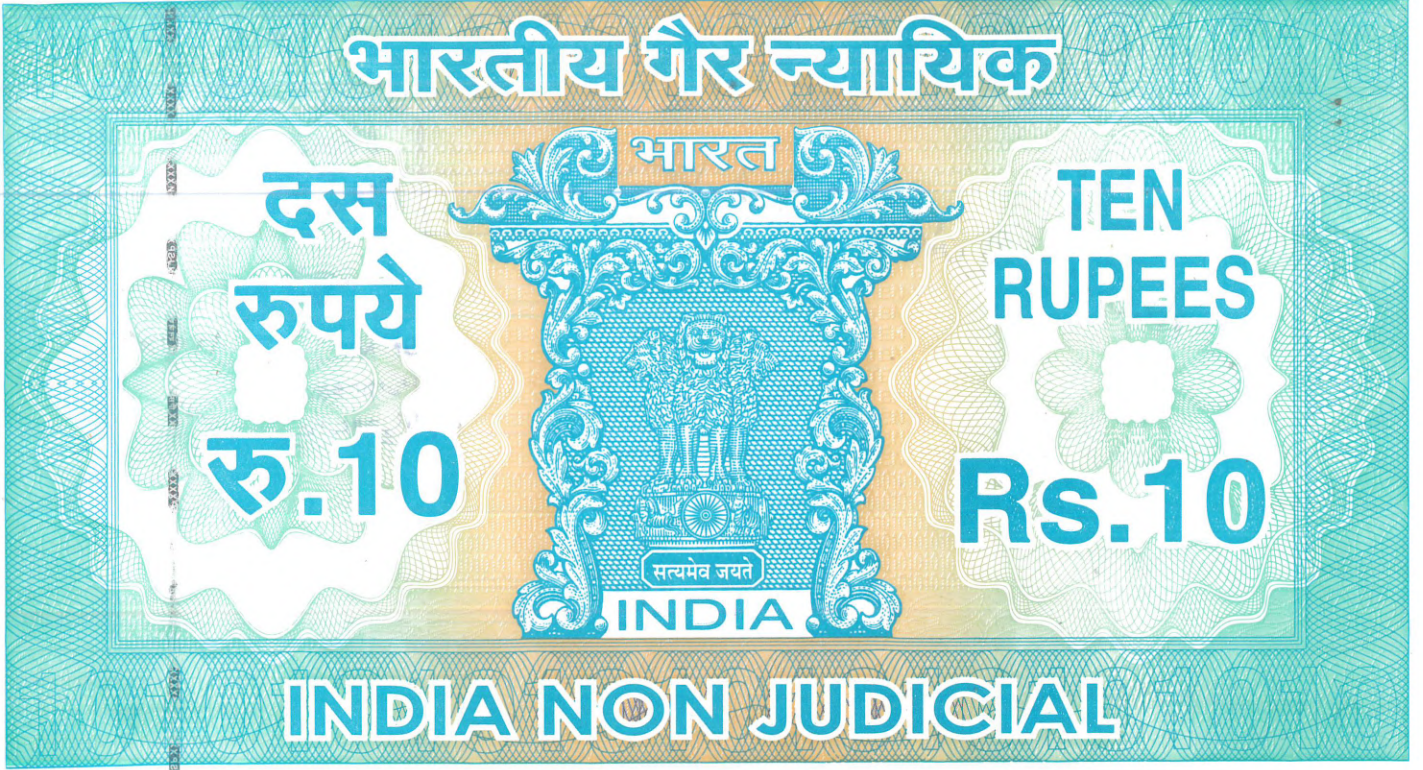
*Anuq*  
Authorized Signatory

**DEPONENT**



*Jog*  
**ATTESTED**  
JOGINDER SINGH  
ADVOCATE & NOTARY  
GURUGRAM DISTT. (HR.)

07 SEP 2021



हरियाणा HARYANA

51AA 706614

FORM REP-II  
[See rule 3(3)]

**Declaration supported by an Affidavit**

Affidavit cum Declaration of Mr. Manik Sharma Authorized Signatory of Aawam Residency Private Limited (CIN# U70109HR2020PTC091883) having its registered office at Unit No. SB/C/2L/Office/017A, M3M Urbana Sector-67, Gurugram Manesar Urban Complex Gurugram Gurgaon HR 122102; (duly authorized by the Promoters of "DDJAY Residential Plotted Colony under Licence No 32 of 2021" dated 03.07.2021 Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna- DDJAY) situated in Sector 89, Gurugram, Haryana, India vide Board Resolutions dated 12.08.2021 respectively, certified true copy whereof is enclosed herewith as 'Annexure-1'.

I, Mr. Manik Sharma duly authorized by Aawam Residency Private Limited of "DDJAY Residential Plotted Colony under Licence No 32 of 2021" Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna- DDJAY) ("Project") to be developed on acres land ("Project Land") out of total licensed land admeasuring 52.275 Acres (21.156 hectares approx.) under Licence No. 32 of 2021 dated 3.07.2021, situated in the Revenue Estate of Village Hayatpur, Sector-89, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India, do hereby solemnly declare, undertake and state as under:



Auram Reaching Pvt. Ltd.

PROCESSED  
STAMPED  
CONTROL

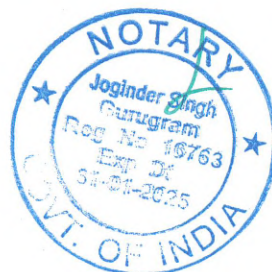
02 SEP 2021

Sr. No ..... 11277

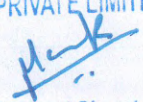
Purpose.....

Signature ..... 

1. That we, Adhikaansh Realtors Private Limited & Aawam Residency Private Limited have a legal title to the Project Land on which the development of the Project is being carried out.
2. That the said land has an encumbrance in favor of:
  - a) Piramal Capital & Housing Finance Limited
3. That the time period within which the Project shall be completed by the Promoter is 31.10.2024
4. That seventy per cent of the amounts realized by Promoter for the real estate Project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.
6. That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the Project.
7. That the Promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular Project have been utilized for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
8. That the Promoter shall take all the pending approvals on time, from the Competent Authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.



10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

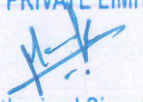
AAWAM RESIDENCY PRIVATE LIMITED  
  
Authorized Signatory

**DEPONENT**

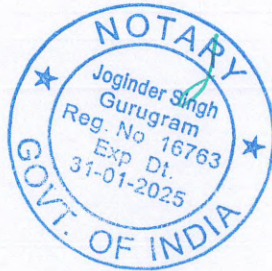
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me on 06<sup>th</sup> day of September 2021 at Gurugram.

AAWAM RESIDENCY PRIVATE LIMITED  
  
Authorized Signatory

**DEPONENT**



  
**ATTESTED**  
JOGINDER SINGH  
ADVOCATE & NOTARY  
GURUGRAM DISTT. (HR.)  
07 SEP 2021