

हरियाणा HARYANA

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

40AA 472739

Declaration supported by an Affidavit

M/s Adhikaansh Realtors Private Limited ("Company") (CIN# U70109HR2020PTC090928) having its registered office at Unit No. SB/C/2L/office/017A, M3M Urbana Sector-67, Gurugram Manesar Urban Complex Gurugram HR 122102 has submitted required documents for seeking approval of Haryana Real Estate Regulatory Authority, Gurugram regarding w.r.t. its real estate project named "Smartworld Gems" consisting of construction of independent floors on 506 no. plots having total built up area 57508.41 Sq. mtr. under the overall terms and conditions of the License No. 32 of 2021 dated 3.07.2021, Sector - 89, Gurugram for development of an affordable residential plotted colony (Under Deen Dayal Jan Awas Yojna-DDJAY).

In this regard, I, Mr. Anurag Kulshreshtha, Authorized Signatory for and on behalf of the Company, do solemnly declare, undertake and state as under in the following Affidavit cum Declaration:

1. That the Company has a legal title to the Project Land on which the development and construction of the Project is being carried out.
2. That the said land has an encumbrance in favor of:
  - a) IDBI Trusteeship Services Ltd. Worth Rs. 320000 Lacs by way of interest free Security Deposit.
3. That the time period within which the Project shall be completed by the Promoter is 30.09.2025.



*Adhikaran Realtors Pvt Ltd*

PRADEEP KHANNA STAMP VENDOR GURGAON	
72 OCT 2021	
Sr. No.....	1327
Purpose.....	3
Signature.....	<i>[Signature]</i>

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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the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.

ADHIKAANSH REALTORS 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.

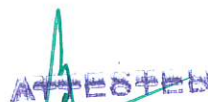
Verified by me on 25<sup>th</sup> day of October 2021 at Gurugram.

ADHIKAANSH REALTORS PRIVATE LIMITED

  
Authorized Signatory

**DEPONENT**



  
ATTESTED

RAM NIWAS MALIK, ADVOCATE  
NOTARY, GURUGRAM (HR.) INDIA

25 OCT 2021