



हरियाणा HARYANA

51AA 289030

FORM 'REP-II'

[See rule 3(3)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Sanjay Rastogi S/o Mr. R.P Rastogi R/o C-1/62, 2<sup>nd</sup> Floor, Ardee City, Sector-52, Gurugram, Authorised Signatory of M/s Habitat Township Pvt. Ltd. ("Promoter"), duly authorized by the Promoter of the proposed project viz. Affordable Group Housing Project 'Habitat 102' to be developed on land admeasuring 9.3625 acres situated at village Kherki Majra, Sec-102, Gurugram, Haryana, vide its authorization/ Board Resolution dated 07.10.2021;

I, Sanjay Rastogi, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



Habitat - Township  
of) 6/4

SHYAM DASS  
STAMP VENDOR  
GURGAON

21 OCT 2021

Sr. No..... 2216

Purpose.....

Signature..... A. S.

- 1) That the Land Owning Companies namely (1) Rudraksha Realtors Pvt Ltd (2) Tanmay Developers Pvt Ltd (3) Fluff Propbuild Pvt Ltd (4) Hope Promoters Pvt Ltd (5) Monga Properties Pvt Ltd (6) Gallery Propbuild Pvt Ltd (7) Sarvodaya Buildcon Pvt Ltd (8) Sewak Developers Pvt Ltd (9) Crock Buildwell Pvt Ltd (10) Gamut Propbuild Pvt Ltd (11) Grog Propbuild Pvt Ltd, have a legal title to the land admeasuring 9.3625 acres situated at village Kherki Majra, Sec-102, Gurugram, Haryana on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such land owners and Promoter for development of the real estate project is enclosed as Annexure to Form DPI.
- 2) That the said land is mortgaged to HDFC Capital Advisors Limited acting through its trustee Vistra ITCL (India) Limited against construction finance facility to the tune of Rs. 70 Crore availed for development of the proposed project.
- 3) That the time period within which the project shall be completed by Promoter is 24.07.2026.
- 4) That seventy per cent of the amounts realised 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- 5) That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 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 utilised 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 have/ has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.



A handwritten signature in blue ink, appearing to be "Rudraksha" or similar, written in a cursive style.

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.



**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 at Gurugram on this ~~27~~ day of ~~October~~, 2021.



**Deponent**



**ATTESTED**

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