



Indian-Non Judicial Stamp
Haryana Government



Date : 11/11/2021

Certificate No. GOK2021K1591



Stamp Duty Paid : ₹ 101

GTIN No. 83877096



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name: Orris Infrastructure Pvt Ltd

FL/Floor: 0

Sector/Ward :

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 95*****61



Purpose : AGREEMENT to be submitted at Gurugram or others

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

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 Aggarwal duly authorized by the promoter of the proposed project, vide his authorization dated 25th October 2021;

I, Sanjay Aggarwal, S/o Late Sh. B. P. Gupta, R/o A-202, Vidyut Apartment, Plot No. 81, Patparganj, new Delhi-122002 duly authorized by the promoter of the Commercial Plotted project "Orris Gateway" being developed by Orris Infrastructure Private Limited do hereby solemnly declare, undertake and state as under:

1. That M/S Cranes Developers Private Limited in collaboration with Orris Infrastructure Private Limited have a legal title to the land on which the development of the project is being carried out.

and

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and Developer/Promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is by 31st December 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the Promoter/Developer after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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/Developer 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.




Deponent

Verification

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

Verified by me at Gurugram on this ___ day of ____.


Deponent

ATTESTED
Rajinder Singh Khatana
Advocate & Notary
District Court, Gurgaon

15 NOV 2021