

Affidavit cum Declaration

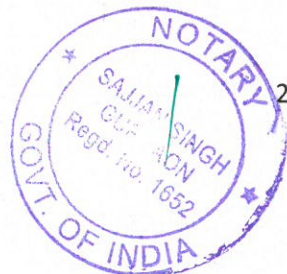
Affidavit cum Declaration of M/s Essel Infra LLP promoter of the proposed project duly authorized by the promoter of the proposed project, vide its authorization dated 31.01.2022 ;

I, Ravi Kant Kumar duly authorized by the promoter of the proposed project M/s Essel Infra LLP, the LLP duly incorporated under the provision of the Limited Liability Partnership Act 2008 having its registered office at LGF-10 Vasant Square Mall, Plot-A, Sector-B, Pocket-V, Community Centre, Vasant Kunj, New Delhi-110070 & Corporate Office at Suncity Business Tower, 2nd Floor, Sector 54, Golf Course Road, Gurugram , Haryana, do hereby solemnly declare, undertake and state as under:-

1. That Promoter has a legal title to the land on which the development of the project is proposed.

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

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 17.11.2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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.



For ESSEL INFRA LLP
Jai
Designated Partner/Auth. Sign.

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.

For ESSEL INFRA LLP

[Signature]
Designated Partner/Auth. Sign.

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 31st day of January 2022.

For ESSEL INFRA LLP

[Signature]
Designated Partner/Auth. Sign.

Deponent



ATTESTED
[Signature]
SAJJAN SINGH
ADVOCATE & NOTARY
GURGAON

31 JAN 2022