



हरियाणा HARYANA

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THIS NON JUDICIAL STAMP PAPER FORMS AN INTEGRAL PART OF THIS AFFIDVAIT CUM DECLARATION EXECUTED BY M/S ALPHA CORP DEVELOPMENT PRIVATE LIMITED AT GURUGRAM DATED 16.02.2022

(A large blue diagonal line is drawn across the page, likely indicating a signature or a mark.)

(Handwritten signature in blue ink.)

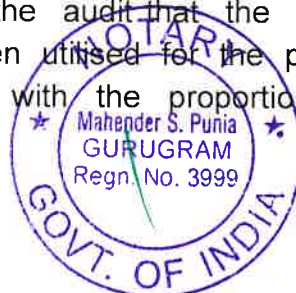


FORM 'REP-II'Affidavit cum Declaration

Affidavit cum Declaration of Mr. Santosh Singh Mehra, Authorised Signatory of Alpha Corp Development Private Limited, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide their Board Resolution dated 11/02/2022:

I, Santosh Singh Mehra, Authorised Signatory of Alpha Corp Development Private Limited, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Alpha Corp Development Private Limited has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Alpha Corp Development Private Limited is November 2026.
4. That seventy per cent of the amounts realised by Alpha Corp Development Private Limited 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Alpha Corp Development Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn Alpha Corp Development Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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 Alpha Corp Development Private Limited 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.



A handwritten signature in blue ink, appearing to read 'Santosh Singh Mehra'.

8. That Alpha Corp Development Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That Alpha Corp Development Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Alpha Corp Development Private Limited 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 16th February 2022


Deponent



ATTESTED 
MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India

16 FEB 2022