

Affidavit	 <b>Indian-Non Judicial Stamp Haryana Government</b> 	Date : 04/01/2022
Certificate No. GOD2022A1631	 	Stamp Duty Paid : ₹ 101 <small>(Rs. 1000/-)</small>
GRN No. 85851449	<b>Deponent</b>	Penalty : ₹ 0 <small>(Rs. 2000/-)</small>
Name: Avarna Projects Llp	Sector/Ward : 00	Landmark : B wing corporate edge
H.No/Floor : 6th/floor	District : Gurugram	State : Haryana
City/Village : Gurugram		
Phone : 99*****00		
Purpose : AFFIDAVIT to be submitted at Concerned office		

**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 Mrs. Rashima Mittal, duly authorized by the promoter of the proposed project, vide its authorization dated 17<sup>th</sup> December, 2019. The said Deponent Mrs. Rashima Mittal, is authorized under authorization dated 17<sup>th</sup> December, 2019 to execute the present Affidavit cum Declaration;

I, Mrs. Rashima Mittal, duly authorized by the promoter of the proposed Phase IV (namely, Anaika) of the real estate project named '*Birla Navya*', comprising of floor-wise developments to be constructed by Avarna Projects LLP/ promoter on 30 plots acquired by it in Pocket G2 from Anant Raj Limited in a Residential Plotted Colony being developed by Anant Raj Limited & others do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the plots on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and 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 31<sup>st</sup> December 2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 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.
11. That the project, namely, Birla Navya – (Anaika), shall be marketed under the brand name of its Partners, i.e. Birla Estates Private Limited and Anant Raj Limited.
12. That the project is for development of Independent Floors spread over 30 plots, which plots have been purchased by promoter from Anant Raj Limited in a residential plotted colony being developed by Anant Raj Limited and others.



*A Jain*  
Deponents

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      day of January 2022.

**ATTESTED**  
*Sajjan Singh*  
SAJJAN SINGH  
ADVOCATE & NOTARY  
GURGAON

*A Jain*  
Deponents

19 JAN 2022

