



FORM 'REP-II'

Affidavit cum Declaration

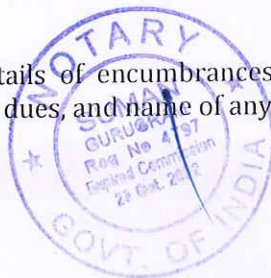
Affidavit cum Declaration of Virender Dhar duly authorized by the promoter M/s Vatika Limited having its Registered Office: Unit No. A-002, INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram - 122012 Haryana of the proposed project "Vatika India Next (Phase-II)", vide his authorization dated 27th January 2022.

I, Virender Dhar duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has development right to the land on which the development of the project is carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners M/s Avon Buildtech Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.), M/s Bendek Developers Pvt. Ltd., M/s Blossom Properties Pvt. Ltd., M/s Browz Technologies Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.), M/s Buzz Estates Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.), M/s Calida Developers Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.), M/s Caspar Developers Pvt. Ltd., M/s Crazy Properties Pvt. Ltd., M/s Espo Developers Pvt. Ltd., M/s Fermina Developers Pvt. Ltd., M/s Kiet Developers Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.), M/s Marathon Promoters Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.), M/s Mendell Developers Pvt. Ltd., M/s Pegasus Infrastructure Pvt. Ltd., M/s Sahar Land and Housing Pvt. Ltd., M/s Sarvad Builders Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.), M/s Shivam Infratech Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.), M/s Shivganesh Buildtech Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.), M/s Spring Buildcon Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.), M/s Stanway Developers Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.), M/s Wonder Developers Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.), M/s Paxton Promoters & Developers Pvt. Ltd. (Now, Known as M/s Vatika One India Next Pvt. Ltd.) and promoter (M/s Vatika Limited) for development of the real estate project is enclosed herewith.

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 details of encumbrances with HDFC Bank Ltd. including details of any rights, title, interest, dues, and name of any party in or over such land, as given below:-



[Handwritten Signature]

SL. No.	Mortgaged to	Land (in Acres)	Amount (Rs. in Lacs)
1.	HDFC Bank Ltd.	350.35 Acres Land and Receivables of 477.209 Acres	90000.00 (Balance amount Rs. 60914/- on dated 31-12-2021)

3. That the time period within which the project shall be completed by the promoter is 31-03-2029.
4. That seventy per cent of the amounts realized by the 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 (No. 57500000261970), 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 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 there under.
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 there from.

Verified by me at Gurugram on this 23rd day of March 2022.


Deponent



ATTESTED AS IDENTIFIED
SUMAN
ADVOCATE & NOTARY
DIST. COURT, GURGAON

05 APR 2022