

Affidavit



Indian-Non Judicial Stamp  
Haryana Government



Date : 17/11/2021

Certificate No. GFQ2021K11



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 84003842



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Abhijit Joshi

H.No/Floor : Pmc062

Sector/Ward : 82a

Landmark : Dlf primus

City/Village : Gurgaon

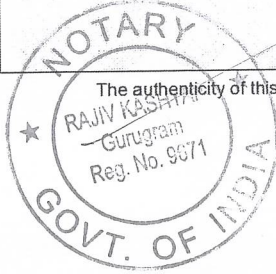
District : Gurgaon

State : Haryana

Phone : 93\*\*\*\*\*21



Purpose : Affidavit to be submitted at Concerned office



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

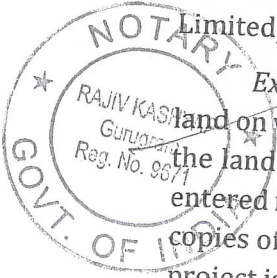
Affidavit cum Declaration of Abhijit Joshi, S/o Ram Swaroop Joshi, R/o PMC062, The DLF Primus, DLF Garden City, Sec 82 A, Gurgaon 122004 duly authorized by the promoter (Ashiana Housing Limited) of the proposed project (Ashiana Anmol Phase III and Plaza Ph II), vide its/his/their authorization dated 15.03.2021.

I, Abhijit Joshi duly authorized by the promoter (Ashiana Housing limited) of the proposed project (Ashiana Anmol Phase III and Plaza Ph II) do hereby solemnly declare, undertake and state as under:

1. That Universe Heights (India) Private Limited has a legal title to the land on which the development of the proposed project (Ashiana Anmol Phase III and Plaza Ph II) is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter (Ashiana Housing Limited) for development of the real estate project is enclosed herewith.

*Explanation.*—where the promoter (Ashiana Housing Limited) 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 development agreement, as the case may be, entered into between the Ashiana housing limited and Universe Heights(India)Pvt. Ltd. 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 Whole project shall be completed by promoter (Ashiana housing Limited) is 31<sup>st</sup> December 2028, Part completion certificate/Occupation certificate to be obtained and possession will be handed over to allottees on and before 31<sup>st</sup> December 2027.
4. That seventy per cent of the amounts realized by promoter (Ashiana Housing 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 (A/c no. 50200062727610), to cover the cost of the project, shall be withdrawn by the promoter (Ashiana Housing Limited) in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter (Ashiana Housing 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 the promoter (Ashiana Housing 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 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 (Ashiana Housing Limited) 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 (Ashiana Housing 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.

*Ashiana H.*  
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 \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_.

*Ashiana H.*  
Deponent

**ATTESTED**  
*[Signature]*  
**ADVOCATE & NOTARY**  
**DISTT. COURT, GURUGRAM**

17 NOV 2021