

Certificate No. G0B2022G589



Stamp Duty Paid : ₹ 101

GRN No. 92050185



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Anant raj limited

Plot No/Floor : Cp01

Sector/Ward : Sec8

Landmark : Imt manesar

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****94



Purpose : Affidavit to be submitted at Concerned office to be submitted at Haryana real estate regulatory authority

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'**

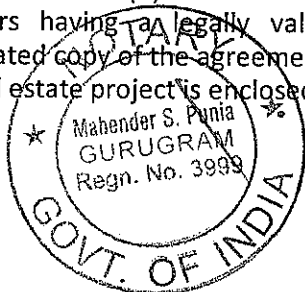
[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**Affidavit cum Declaration**

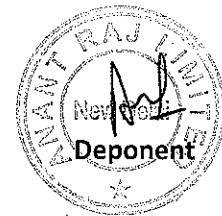
Affidavit cum Declaration of Mr. Akhil Kumar, Authorized signatory of the Proposed Plotted Colony Project –“Ashok Estate” being developed on land area of 20.1409 acres situated at Sec-63A, Gurugram, duly authorized by the promoter (Anant Raj Limited) of the proposed project, vide its/his/their authorization dated 14.11.2017;

I, **Akhil Kumar**, duly authorized by the promoter- Anant Raj Limited, a company incorporated under the provisions of Companies Act, 1956, having its registered office at CP-01, Sec-8, IMT Manesar, Gurugram, Haryana-122051, of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That (1) Rose Reality Pvt. Ltd. (2) Sovereign Build well Pvt. Ltd. (3) North South Properties Pvt. Ltd. (4) Four Construction Pvt. Ltd. (5) Excellent Inframart Pvt. Ltd. (6) Sartaj Developers & Promoters Pvt. Ltd. (7) Romano Projects Pvt. Ltd. & (8) Padam Singh S/o Sh. Rampat are the landowners having a legally valid authentication of title of such land along with an authenticated copy of the agreement between such landowners and promoter for development of the real estate project is enclosed herewith.



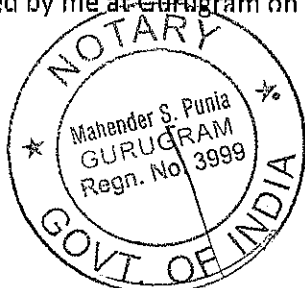
2. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land. The Project is financed by various banks viz Vistra ITCL (India) Ltd. (Sale deed no.7406 for 1.71875 acres, Sale deed no.1649 for 2.125 acres, Sale deed no. 1503 for 1.32292 acres, Sale Deed No. 4165 for 1.32500 acres, Sale Deed no. 2199 for 4.29097 Acres, Sale Deed No. 1987 for 0.56250 acres, Sale Deed No. 1040 for 2.31250 acres, Sale Deed No. 615 for 0.64375 acres, Sale Deed No. 1861 for 0.58750 acres, Sale Deed No. 1625 for 1.03750 acres, Sale Deed no. 2002 for 1.36250 acres, Sale Deed No. 1703 for 0.60069 acres, Sale Deed No. 2031 for 1.11875 acres) & Yes Bank Ltd. (Sale deed no.2002 for 1.10764 acre) as on date against mortgage of land.
3. That the time period within which the project shall be completed by promoter is 31-Dec-2025.
4. That seventy per cent of the amounts realised by us 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 in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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 We 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That we 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.



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 13th day of July 2022



ATTESTED

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

13 JUL 2022

