

Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 08/07/2021

Certificate No. G0H2021G2144



Stamp Duty Paid : ₹ 101

GRN No. 79225442



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Anant raj limited

H.No/Floor : Cp01

Sector/Ward : Sec8

Landmark : lmt manesar

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****94



Purpose : Affidavit cum declaration 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://egashry.nic.in>



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

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 project –“**The Estate Floors**” situated at Anant Raj Estate, ‘E’ Block, Sec-63A, Gurugram, duly authorized by the promoter (Anant Raj Limited) of the proposed project, vide its/his/their authorization dated 14-Nov-2017;

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

1. That promoter has 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 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 State Bank of India (Sale deed no.2110 for 0.55 acres, Sale deed no.2498 for 1.5063 acres) & Yes Bank Ltd. (Sale deed no.2002 for 0.90 acre) as on date against mortgage of land.
3. That the time period within which the project shall be completed by promoter is 30-Sep-2024.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 day of 2022



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA