

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mandeep Singh Oberoi, promoter Puri Construction Pvt. Ltd., having its registered office at 4-7GF, Tolstoy Marg, Tolstoy House, New Delhi-110001, duly authorized by the promoter of the project- Puri The Aravallis, Sector-61 Gurugram, vide its/his/their authorization;

I, Mandeep Singh Oberoi Director, Puri Construction Pvt. Ltd., having its registered office at 4-7GF, Tolstoy Marg, Tolstoy House, New Delhi-110001, duly authorized by the promoter of the project- Puri The Aravallis, Sector-61 Gurugram, do hereby solemnly declare, undertake and state as under:

1. That Dharmender, Bharat Singh SS/o Ramnath, Somnath@Shyambir, Sukhraj Ss/o Ramji Lal, Vijay, Parveen Ss/o Hemraj, Balraj Singh, Gajraj Singh Ss/o Phool Singh, Narayan Singh, Roop Chand Ss/o Nathali [have/has] a legal title to the land at the time of issuance of license, on which the development of the proposed project is to be carried out. Further the land owners have entered into a collaboration agreement duly registered vide Regn. No. 1367 dated 19/08/2015 with the promoter Puri Construction Pvt. Ltd. on the basis of which the License No. 58 of 2017 has been granted for development of a Group Housing Project over land situated in Sector 61, Village Ullawas, Gurugram.
2. That the said land is free from all encumbrances.
3. That the time period within which the Phase - I, shall be completed by the promoter on or before 30/06/2029 and completion of the project shall be obtained on or before 30/06/2035.
4. That seventy per cent of the amounts realised by the promoter for the real estate project Puri The Aravallis from the Allottees, from time to time, shall be deposited in a separate account (Puri Construction Pvt. Ltd. A/c The Aravallis Construction A/c) bearing account number **10220210004951** being maintained in a scheduled bank i.e. UCO Bank, Rajendra Place Branch, 30/29 East Patel Nagar, New Delhi - 110008, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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. The promoter shall also get the License No. 58 of 2017 renewed from time to time by making application with the DTCP or any competent authority prior to the expiry of the license.
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.



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 NEW DELHI on this 15th day of JUNE, 2022.



DEPONENT



ATTESTED
NOTARY PUBLIC
15 JUN 2022