



Certificate No. GOT2022B230

GRN No. 86944958

Stamp Duty Paid : ₹ 101  
(Rs. Only)Penalty : ₹ 0  
(Rs. Zero Only)**Deponent**

Name: Orchid Infrastructure Developers pvt ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 92\*\*\*\*\*05



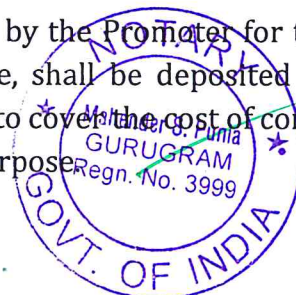
Purpose : AGREEMENT to be submitted at Concerned office

**Affidavit cum Declaration**

Affidavit cum Declaration of **M/s Orchid Infrastructure Developers Pvt. Ltd. (hereinafter, called as the Promoter of the Project "Orchid IVY" )**, a Company incorporated under the Companies Act, 2013, having registered office at N-2, South Extension, Part -1, New Delhi - 110049 acting through its **Authorized signatory "Mr. Ajay Goel"** in the project named **"Orchid IVY"** situated in the **M-Block, Mayfield Garden, Sector-51, Gurgaon, Haryana**, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **06.10.2021**;

I, **Mr. Ajay Goel** (Authorized Signatory of the proposed project) do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is **31.12.2025**.
4. That seventy percent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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.



**Verification**

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 28<sup>th</sup> February 2022.



Witness:-

1. *Tanish*  
Tanish s/o Shera Singh  
Mg Road, Gurgaon.
2. *Guram Shankar Hira*



**ATTESTED**

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

**28 FEB 2022**