

ST. Patrick Realty Pvt. Ltd
R/o Gurugram



49236
Sr. No.....
Amount.....
Purpose/Use..... 29 AY
13 SEP 2022
RAJ SINGH STAMP VENDOR
Gurugram (Haryana)

FORM REP-II
[See rule 3(3)]

Declaration supported by an Affidavit

Affidavit cum Declaration of Mr. Chirag Gehlot, Authorized Signatory of **St. Patricks Realty Private Limited (CIN U45200HR2008PTC037964)** having its registered office at **'The Median, Central Park Resorts, off Sohna Road, Sector 48, Gurugram, Haryana-122018;** duly authorized by the Promoter of "Central Park Flower Valley" Residential Plotted Colony for development of Independent Floors & Duplexes "**Central Park The Orchard**", situated in **Sector 29, 30, 32 & 33, Sohna, Gurugram, Haryana, India** vide Board Resolution dated **01/12/2021** Respectively, certified true copy whereof is enclosed herewith as '**Annexure-1**'

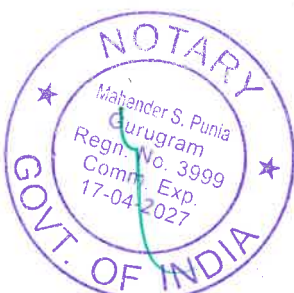
I, Chirag Gehlot duly authorized by St. Patricks Realty Private Limited, of "**Central Park Flower Valley**" Residential Plotted Colony for development of Independent Floors & Duplexes "**Central Park The Orchard**" to be developed on 10.223 Acres part of 47.759 acres bearing license no. 104 of 2021 situated in the Revenue Estate of Village Dhunela & Berka, Sector-29, 30, 32 & 33, Sohna, Gurugram, Haryana, India, do hereby solemnly declare, undertake and state as under:

1. That St. Patricks Realty Private Limited, Sher Jang, Sher Mohammad, Wahid Khan & Akbar S/o Sh. Chhutmal, Sohrab Khan, Yamir Khan, Sarfaraj Khan, S/o Sh. Akbar, Inderjeet S/o Sh. Tejbhan, Ishwar Devi W/o Sh. Tejbhan, St. Ambrose Buildcon Pvt Ltd – (**Land Owners of License no. 104 of 2021 dt. 10.12.2021**) having collaboration with M/s St. Patricks Realty Pvt. Ltd. (**Developer Company**) are and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the promoter for development of the real estate project are enclosed herewith.
2. That the details of encumbrances on the land are mentioned below
 - a. Mortgage of 18.95 acres of land out of 148.6833 acres.
 - b. Mortgage of 26.990625 acres of land out of 47.795 acres.

The above mortgage has been created against the total sanctioned term loan amount of Rs. 550 lakh and BG limit of Rs. 105 lakh.

3. That the time period within which the Project shall be completed by the Promoter is **09th Dec – 2026.**

15 SEP 2022



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

4. That seventy per cent of the amounts realized by Promoter for the real estate Project from the allottees, from time to time, shall be deposited in a separate account (**RERA A/C No. 259911898930**) 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.



DEPONENT

VERIFICATION

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



DEPONENT



ATTESTED

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

7 5 SEP 2022