

Affidavit



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 24/08/2022

Certificate No. G0X2022H2132



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 93742035



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Ajit Arora

H.No/Floor : 122

Sector/Ward : 49

Landmark : Universal trade tower

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 81\*\*\*\*\*13



Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Gurgaon treasury

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)]

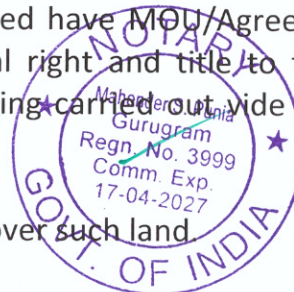
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of Ajit Arora, S/o Sh. Bishamber Lal Arora, E-14, Anand Niketan, New Delhi 110021, India duly authorized by the promoter, N. S. Buildtech Private Limited of the project 'ANAND NIKETAN' located at sector -2, Sohna, District Gurugram, (Haryana).

I, Ajit Arora, S/o Sh. Bishamber Lal Arora, E-14, Anand Niketan, New Delhi 110021 do hereby solemnly declare, undertake and state as under:

1. That N. S. Buildtech Private Limited have MOU/Agreement with Surjit Arora and Anoop Arora who have legal right and title to the land on which the development of the project is being carried out vide Vasika no. 5771 Dated 26.11.2021 enclosed herewith.
2. That there are no encumbrances over such land.



*Ajit Arora*

3. That the time period within which the project shall be completed by the Promoter is 26<sup>th</sup> July 2027, commencing from the date of grant of registration.
4. That seventy per cent of the amounts realized by the promoter for "ANAND NIKETAN" 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 draft 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 Gurugram on this 26<sup>th</sup> day August of 2022.

ATTESTED  


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



  
Deponent

26 AUG 2022