

Bond



Indian-Non Judicial Stamp
Haryana Government



Date : 29/10/2022

Certificate No. G0292022J1307



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 95748344



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Elan Avenue Ltd

H.No/Floor : 15th floor

Sector/Ward : 43

Landmark : Two horizon center dlf phase 5

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****18



Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Concerned office

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)]

Affidavit cum Declaration

Affidavit cum Declaration of Gaurav Khandelwal S/o Mr Vijay Kumar R/o 65-A, Bank Colony, Alwar, Rajasthan duly authorized by the promoter Elan Avenue Limited (formerly known as Airmid Developers Limited) of the proposed Residential Group Housing Project- "Elan The Presidential Phase-1", situated at Revenue Estate of Village Pawala, Khusrupur, Sector-106, District Gurugram, Haryana, vide its/his/their authorization dated 27.10.2022.

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

1. That Confirming Parties (1) M/s Elan Avenue Limited (formerly known as Airmid Developers Limited), (2) Mariana Developers Limited & (3) Albina Properties Limited, all having their Registered Office at 15th Floor, Two Horizon Centre , DLF Phase-V, Sector-43, Golf Course Road, Gurugram have a legal title of the land on which the development of the project is proposed. M/s Mariana Developers Limited & M/s Albina Properties Ltd have executed Collaboration Agreements with M/s Elan Avenue Limited (formerly known as Airmid Developers Limited) and



[Signature]

duly registered vide bearing No. 4464 dated 16/05/2012 & 9841 dated 17/07/2012 in the office of Sub Registrar, Gurugram. Total licensed Area is 24.10 Acres (License No. 80 of 2012 dated 17.08.2012). Out of 24.10 Acres, at present, the Promoter is developing/registering an Area of 12.767 Acres.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me/promoter] is 31st October, 2027 & Occupancy Certificate will receive on before 30th June,2027.
4. That seventy per cent of the amounts realized by [me/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 [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/ 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 [I/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 [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.



[Handwritten signature]

10. That [I/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 29th October, 2022.


Deponent




ATTESTED

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

29 OCT 2022