

24/12/22

Vatika One India Next

Notary
Ajay Pal Stamp Center
Ragn. No. 15
Distt. Courts, Gurugram



FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Virender Dhar duly authorized by the Promoter M/s Vatika One India Next Private Limited, having its Registered Office at Flat No. 224A, 2nd Floor Devika Tower, 6, Nehru Place, New Delhi - 110019 and Correspondence Address- Unit No. A-002, INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram - 122012 Haryana of the proposed project "**Vatika Crossover**" situated at Sector 82A, Village Shikohpur, Tehsil Manesar, District Gurugram (Haryana), vide its authorization dated November 2nd of 2022.

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

1. That the promoter (M/s Vatika One India Next Private Limited) have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of Sale Deeds, Mutation and Jamabandi for development of the real estate project is enclosed herewith.
2. That details of encumbrances with Financial Institution M/s Assets Care & Reconstruction Enterprises Limited including details of any rights, title, interest, dues, litigation and name of any party in or over such land, are as given below:-

SL. No.	Mortgaged to	Land (in Acres)/Sale Proceeds	Amount (Rs. in Lacs)
1.	M/s Assets Care & Reconstruction Enterprises Limited	9.66 Acres Land and Sale Proceeds	27500.00

3. That the time period within which the project shall be completed by the promoter from 1st October 2022 to 30th June 2024.
4. That seventy per cent of the amounts realized 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.

(Signature)

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 plot 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 November 17th day of 2022.



Deponent