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7/1/22

Ajay Pal Stamp Vendor  
Regn. No. 35  
Distt. Courts, Gurgaon

**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 Limited, having its Registered Office and Corporate Office at Unit No. A-002, INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram - 122012 Haryana of the proposed project "**Aspiration**" situated at Sector-88B, Village Harsaru, District Gurugram (Haryana), vide its authorization dated 27.01.2022;

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 alongwith its collaborators jointly 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 the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That details of encumbrances with Bank (i) Indiabulls High Yield Fund and (ii) Indiabulls India Opportunities Fund 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)	Amount (Rs. in Lacs)
1.	Indiabulls High Yield Fund	19.70	12,600/-
2.	Indiabulls India Opportunities Fund		2,000/-
	<b>Total</b>	<b>19.70</b>	<b>14,600/-</b>

*(Signature)*

3. That the time period within which the project shall be completed by the promoter is 30-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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 21<sup>st</sup> day of October 2022.

  
**Deponent**