

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 25/02/2023

Certificate No. E0Y2023B343



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 99101156



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Ankur aggarwal

H.No/Floor : 1211

Sector/Ward : 17

Landmark : Na

City/Village : Faridabad

District : Faridabad

State : Haryana

Phone : 98*****91



Purpose : AFFIDAVIT to be submitted at All places

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

[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 of Mr. Ankur Aggarwal duly authorized by the Board of Directors of Resolution Dated 24.02.2023 of the proposed Commercial Plotted Colony, project (Universal Square) located at Sector-79 District Faridabad, Haryana;

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

M/s S3 InfraReality Pvt. Ltd. being Developer having registered office at 93, Hari Nagar, New Delhi-110014, have a legal title to the land on which the development of the proposed project is to be carried out as per land schedule (enclosed)

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.

1. That the said land is free from all encumbrances.
2. That the likely time period within which the project shall be completed by promoter is 30.06.2027.
3. That seventy per cent of the amounts realize/d by 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.

4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.
6. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. 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 New Faridabad on this 25 day of February, 2023.


Deponent

Attested as identified
Notary Faridabad
(Govt. of India)



Deponent is identified by me
I know him personally what his
name is

25 FEB 2023