






Bond		Indian-Non Judicial Stamp Haryana Government		Date : 20/01/2023	
Certificate No.	G0T2023A1078		Stamp Duty Paid : ₹ 101		
GRN No.	98322017		(Rs. Only)		
			Penalty : ₹ 0		
			(Rs. Zero Only)		
Deponent					
Name :	Gaurav Khandelwal				
H.No/Floor :	Na	Sector/Ward :	Na	Landmark :	Na
City/Village :	Alwar	District :	Alwar	State :	Rajasthan
Phone :	99*****09				
					
Purpose :	AFFIDAVIT CUM DECLARATION to be submitted at Other				

The authenticity of this document can be verified by scanning this QR Code 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 Commercial Project-“ Elan The Mark ”, situated at Revenue Estate of Village Pawala, Khusrupur, Sector-106, District Gurugram, Haryana, vide its/his/their authorization dated

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), 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 to the land on which the development of the project is proposed. M/s Albina Properties Ltd have executed/registered Collaboration Agreements bearing No. 35024 dated 14/03/2011 in the office of Sub Registrar, Gurugram. Total licensed Area is 6.5250 Acres (License No. 11 of 2013 dated 12/03/2013 and 79 of 2012 dated 17/08/2012). The Project/Phase area 3.2236 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 15/01/2028 & Occupancy Certificate will receive on before 30/09/2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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.

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.
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 20/01/2023.


Deponent



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

20 JAN 2023