



30266

Sf. No.
Amount	₹
Purpose/Use	DC
29 MAR 2023	
RAJ SINGH STAMP VENDOR Gurugram (Haryana)	

Okay

FORM 'REP-II'

[See rule 3(3)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE DIRECTOR OR ANY PERSON
AUTHORIZED BY THE DIRECTOR**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mahesh Girdhar S/O Late Sh. Dev Raj Girdhar, R/o Flat No. 216 A, Tower-2, The Magnolias, Golf Links, DLF-5, Sikanderpur, Ghosi (68), Gurugram 122002, Haryana duly authorized by the Directors vide Board Resolution dated 14th Feb 2023 at 11:30 AM of "OPTUS ABODE PVT. LTD." of the proposed project Affordable Residential Plotted colony under DDJAY over total area of 5.35625 Acres namely "OPTUS GREENS" Village- Uchagaon, Sector- 63, Tehsil- Ballabgarh & District- Faridabad.

I Mr. Mahesh Girdhar duly authorized by the Directors of the proposed project do hereby solemnly declare, undertake and state as under:

1. I 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 Director for development of the real estate project is enclosed herewith.


*Explanation.—*Where the Director is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the Director and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Director on the behalf company is 30th June 2027.
4. That seventy per cent of the amounts realised by [me/Director] 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Director in proportion to the percentage of completion of the project.



OPTUS ABODE PVT. LTD.
Mahesh Girdhar
Authorised Signatory

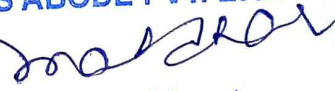
6. That the amounts from the separate account shall be withdrawn Director after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I Mahesh Girdhar Director of the Company shall 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 Mahesh Girdhar Director of the Company shall take all the pending approvals on time, from the competent authorities.
9. That I Mahesh Girdhar Director of the Company has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That I Mahesh Girdhar Director of the Company 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.

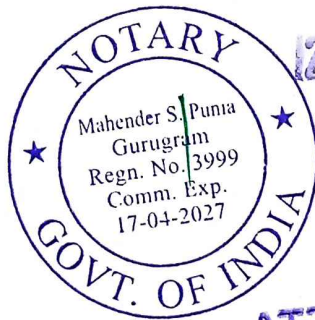

OPTUS ABODE PVT. LTD.
 Authorised Signatory
 Deponent

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 29 March 2023


OPTUS ABODE PVT. LTD.
 Authorised Signatory
 Deponent



12 9 MAR 2023

ATTESTED

MAHENDER S. PUNIA,
 ADVOCATE & NOTARY
 Distt. Gurugram (Haryana) India

29 MAR 2023