



हरियाणा HARYANA

Affidavit cum Declaration

53AA 832923

Affidavit cum Declaration of **Anubhav Sharma & others** promoters of the completed project / duly authorized by the promoter of the completed project, vide its/his/their authorization dated 329 of 2017. It may kindly be noted that some of the clauses may not be applicable in our case since the Project has already been completed.

Details of promoters are as under:

- (a) Anubhav Sharma
- (b) Experion Developers Pvt. Ltd.
- (c) Apra Motels (partnership firm)
- (d) Vandna Swami

We do hereby solemnly declare, undertake and state as under:

1. That **Anubhav Sharma and others** has 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 the said land is free from all encumbrances.
3. That the time period within which the project completed by Experion Developers Private Limited is 23rd October 2017 to 31st March 2021.
4. That seventy per cent of the amounts realized 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. It may kindly be noted that this clause is not applicable since the Project has been completed.

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22189

Amubhav Sharma & others

Rs 10

Sr. No.
Amount	10.00
Purpose/Use
07 MAR 2023	
RAJ SINGH STAMP VENDOR Gurugram (Haryana)	

RUPES
Rs. 10

INDIA NON JUDICIAL

22189

Albani and District

The undersigned hereby certifies that the above mentioned stamp is a genuine stamp of the Raj Singh Stamp Vendor, Gurugram (Haryana) and is valid for use in the State of Haryana.

- 1. The stamp is valid for use in the State of Haryana.
- 2. The stamp is valid for use in the State of Haryana.
- 3. The stamp is valid for use in the State of Haryana.
- 4. The stamp is valid for use in the State of Haryana.
- 5. The stamp is valid for use in the State of Haryana.

The undersigned hereby certifies that the above mentioned stamp is a genuine stamp of the Raj Singh Stamp Vendor, Gurugram (Haryana) and is valid for use in the State of Haryana.

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Stamp



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. It may kindly be noted that this clause is not applicable since the Project has been completed.
6. That the amounts from the separate account shall be withdrawn 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. It may kindly be noted that this clause is not applicable since the Project has been completed.
7. That We 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 We the promoter shall take all the pending approvals on time, from the competent authorities.
9. That We furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That We 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.

Anubhav Sharma

Experion Developers Pvt. Ltd.

Apra Motels

(Authorized Signatory)

(Partner)

Vandna Swami

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 Gurgaon on this Monday of 07th March 2023.

Anubhav Sharma

Experion Developers Pvt. Ltd.

Apra Motels

(Prop.)

(Authorized Signatory)

(Partner)

Vandna Swami

Deponent