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Realty
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	SHYAM DASS STAMP VENDOR GURGAON
	15 JUN 2022 <i>[Signature]</i>
Purpose.....	
Signature.....	<i>[Signature]</i>

FORM REP-II

[See rule 3(3)]

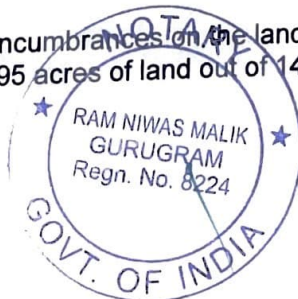
Declaration supported by an Affidavit

Affidavit cum Declaration of Mr. Chirag Gehlot, Authorized Signatory of **St. Patricks Realty Private Limited (CIN U45200HR2008PTC037964)** having its registered office at **'The Median, Central Park Resorts, off Sohna Road, Sector 48, Gurugram, Haryana-122018;**; duly authorized by the Promoter of **"Central Park Flower Valley"** Residential Plotted Colony, situated in **Sector 29, 30, 32 & 33, Sohna, Gurugram, Haryana, India** vide Board Resolution dated **01/12/2021** Respectively, certified true copy whereof is enclosed herewith as **'Annexure-1'**

I, Chirag Gehlot duly authorized by St. Patricks Realty Private Limited, of **Floors & Villas** in **"Central Park Flower Valley"** Residential Plotted Colony to be developed on 196.4423 acres bearing license nos. 54 of 2014, 28 of 2016, 07 of 2020 and 104 of 2021 situated in the Revenue Estate of Village Dhunela & Berka, Sector-29, 30, 32 & 33, Sohna, Gurugram, Haryana, India, do hereby solemnly declare, undertake and state as under:

1. We St. Patricks Realty Private Limited, Sh. Chandi Ram and Pratap Singh S/o Sh. Shiv Charan, Sh. Dharampal and Jagan Singh Ss/o Sh. Tirkha Ram, Sh. Arun and Tarun Ss/o Sh. Om Prakash, Smt. Shakuntla Devi w/o Sh. Chandiram, Smt. Premwati w/o Sh. Pratap Singh, Smt. Geeta Devi w/o Sh. Ajit Singh, Smt. Leela Devi w/o Sh. Jagan Singh, Smt. Santosh Devi wd/o Sh. Om Prakash, Sh. Vijay Kumar and Ravinder Singh and Balkaran Singh Ss/o Sh. Surinder Pal singh (**Land Owners of License No. 54 of 2014**) S.F.I Infraprojects and Realtors Pvt. Ltd, Chandiram and Pratap Singh S/o Shivcharan, Dharampal - Jagan Singh S/o Tirkha, Arun and Tarun S/o and Smt. Santosh Devi Wd/o Omprakash, Smt. Premwati W/o Pratap Singh, Wharton Engineers and Developers Pvt Ltd, Smt. Shakuntla Devi W/o Chandiram, Premwati w/o Pratap Singh, Manish Kumar S/o Ram Nath, Ashima W/o Aman, F1 Engineers and Developers and St. Ambrose Buildcon Pvt. Ltd. (**Land Owners of License No. 28 of 2016**) Chandi Ram and Pratap Singh S/o Shivcharan, Dharampal and Jagan Singh S/o Tirkha Ram, Arun and Tarun S/o Omprakash, Santosh Devi WD/o Omparkash M/s St. Patricks Realty Pvt. Ltd., M/s St. Columbus Infrastructure Development Private Ltd, M/s S.F.I. Infraprojects and Realtors Private Ltd, M/s St. Dominic Estates Private Ltd (**Land Owners of License no. 07 of 2020**) Sher Jang, Sher Mohammad, Wahid Khan & Akbar S/o Sh. Chhutmal, Sohrab Khan, Yamir Khan, Sarfaraj Khan , S/o Sh. Akbar, Inderjeet S/o Sh. Tejbhan, Ishwar Devi W/o Sh. Tejbhan, St. Ambrose Buildcon Pvt Ltd – (**Land Owners of License no. 104 of 2021**) having collaboration with M/s St. Patricks Realty Pvt. Ltd. (**Developer Company**) are and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the promoter for development of the real estate project are enclosed herewith **Collaboration agreement nos. – 2921 dated 20.07.2012, 1745 dated 05.06 .2012 , 2922 dated 20.07.2012 , 5693 dated 24.02 .2021, 2760 dated 12.11.2020, 388 dated 25.04.2013, 6879 dated 31.03.2014, 6878 dated 31.03.2014, 3927 dated 15.12.2016, 3943 dated 16.12.2016 and 3926 dated 15.12.2016**).

2. That the details of encumbrances on the land are mentioned below
a. Mortgage of 18.95 acres of land out of 148.6833 acres.



b. Mortgage of 26.990625 acres of land out of 47.795 acres.

The above mortgage has been created against the total sanctioned term loan amount of Rs. 550 lakh and BG limit of Rs. 105 lakh.

3. That the time period within which the Project shall be completed by the Promoter is **31.12.2024**.
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 (**RERA A/C No. 251596192200**) 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 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 on this 15th day of June, 2022 at Gurugram.




DEPONENT

ATTESTED

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