



हरियाणा HARYANA

53AA 880031

FORM 'REP-II'

[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

Affidavit cum Declaration of Mr. Amarjeet Dhillon duly authorized by the Board of Directors vide Board Resolution dated 5th December 2022 at 10 AM of M/s Aviana Green Estates Pvt. Ltd. of the proposed Group Housing project under TOD Policy over total area of 4.1875 Acres namely "Chintamani's" falling in Sector 103, Dwarka, District-Gurugram, Haryana.

I, **Amarjeet Dhillon** Director of the proposed project/duly authorized by the Board of 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 promoter for development of the real estate project is enclosed herewith.

ATTESTED

Aviana Green Estates Pvt. Ltd.

21 JAN 2023

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

Amarjeet Dhillon
Authorized Signatory



Avianagreen Pvt Ltd
99-11.

2574

Sr. No.....	10
Amount.....	10
Purpose/Use.....	2574
10 JAN 2023	
RAJ SINGH STAMP VENDOR Gurugram (Haryana)	

STATE OF HARYANA
GOVERNMENT OF HARYANA
DEPARTMENT OF REVENUE
GURUGRAM DISTRICT
OFFICE OF THE DEPUTY COMMISSIONER
GURUGRAM

TO THE DEPUTY COMMISSIONER,
GURUGRAM DISTRICT,
GURUGRAM.

Subject: Deed of Gift dated 10/01/2023 between M/s. Avianagreen Pvt. Ltd. and M/s. Avianagreen Pvt. Ltd. for the purpose of the purchase of land in Gurugram District, Haryana.

Reference: Deed of Gift dated 10/01/2023 between M/s. Avianagreen Pvt. Ltd. and M/s. Avianagreen Pvt. Ltd. for the purpose of the purchase of land in Gurugram District, Haryana.

I have the honor to acknowledge the receipt of the above mentioned deed of gift dated 10/01/2023 between M/s. Avianagreen Pvt. Ltd. and M/s. Avianagreen Pvt. Ltd. for the purpose of the purchase of land in Gurugram District, Haryana.

The deed of gift dated 10/01/2023 between M/s. Avianagreen Pvt. Ltd. and M/s. Avianagreen Pvt. Ltd. for the purpose of the purchase of land in Gurugram District, Haryana, is hereby acknowledged and recorded in the office of the Deputy Commissioner, Gurugram District, Haryana.

Yours faithfully,
Deputy Commissioner,
Gurugram District,
Gurugram.

Avianagreen
Signature

Explanation.—where the promoter 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 promoter 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 Promoter shall obtain OC on or before 12-10-2026 and completion certificate on or before 10-11-2026.
4. That seventy per cent of the amounts realised 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.
7. 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.

Ayjana Green Estates Pvt. Ltd.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Aviana Green Estates Pvt. Ltd.

Verified by me at Gurugram, Haryana on this 21st Day of January 2023


Authorised Signatory

Deponent

21 JAN 2023

ATTESTED

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



