

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 27/05/2023

Certificate No. G0272023E679



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 103100573



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Gurugram land And finance Pvt ltd

H.No/Floor : 811

Sector/Ward : 66

Landmark : Emaar palm square

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****65



Purpose : For Declaration cum Affidavit to be submitted to be submitted at Harera gurugram

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

FORM 'REP-II'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ankit Singh** of **M/s Gurugram Land and Finance Private Limited** duly authorized by the promoter of the proposed project, vide their authorization dated 25-05-2023;

I, **Mr. Ankit Singh** duly authorised by the promoter (**M/s Gurugram Land and Finance Private Limited**) of the proposed project of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, **Mr. Ankit Singh** have a legal title to the land on which the development of the project is proposed 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 shall be completed by promoter is 13-03-2028.



4. That seventy per cent of the amounts realised 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 27 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 utilised 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.
That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. 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.

GURUGRAM LAND AND FINANCE PVT. LTD.

Ankur
Deponent
AUTHORISED SIGNATORY

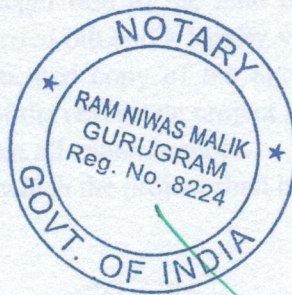
Verification

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 14th day of July, 2023.

GURUGRAM LAND AND FINANCE PVT. LTD.

Ankur
Deponent
AUTHORISED SIGNATORY



ATTESTED

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

14 JUL 2023