

Affidavit



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 03/06/2023

Certificate No. G0C2023F2287



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 103490993



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : A and d Estates Pvt Ltd

H.No/Floor : 77

Sector/Ward : 44

Landmark : Ramada hotel

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 85\*\*\*\*\*14



Purpose : AFFIDAVIT to be submitted at Concerned office

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'  
[See rule 3(3)]**

**Affidavit cum Declaration**

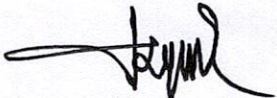
Affidavit cum Declaration of Mrs. Bijimol Mani W/o-Mr. Manikandan K, duly authorized by the promoter of the proposed project "SS Cendana And SS Kiavasa" at Sector-83, Gurugram, Haryana, vide its authorization dated 30.05.2022.

I, Bijimol Mani (duly authorized by the promoter of the proposed project) do hereby solemnly declare, undertake and states as under:

1. That M/s Growmore Buildtech Pvt. Ltd., M/s Goldline Buildtech Private Limited, M/s Style Towers Private Limited, and M/s A & D Estates, 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.
2. Encumbrance created on the land of the project in favour of Kotak Mahindra Bank Limited of Rs. 150 crores for the development of the project.
3. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> March, 2028. The occupation certificate and completion certificate will be obtained before 30<sup>th</sup> June, 2028 and 31<sup>st</sup> March, 2029 respectively.
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 development 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 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 at Gurugram on this \_\_\_\_\_ day of June, 2023.

  
Deponent



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

22 JUN 2023