

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

हरियाणा HARYANA

FORM 'REP-II'

11AA 465320

[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH  
SHALL BE SIGNED BY THE PROMOTER(S) OR ANY PERSON  
AUTHORIZED BY THE PROMOTER

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. **Jatin Arora** on behalf of M/s Kvell Infrastructure LLP ("LLP") (LLP Identification No. ABC-4925) having its registered office at 931, Lower Ground Floor, Chittranjan Park, South Delhi, New Delhi-110019, promoter of the proposed Group Housing Colony "**The Billionaire Residences**" License 75 of 2022 dated 15.06.2022 and *Change of Developers & Transfer of licence granted by DTCP vide memo no.LC-4562-JE(DS)/2023/23098 dated 14.07.2023 in favour of Kvell Infrastructure LLP, Sector-2, Gwal Pahari, Distt. Gurugram* duly authorized by the promoter of the proposed project, vide its authorization dated 06.02.2024.

I, Mr. **Jatin Arora** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoter has the legal title to the land on which the development of the proposed project is to be carried out.

*Explanation.*—where the promoter is not the owner of the land on which development of the project is proposed, details of the consent of the owner 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(s) and such owner and copies of a 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 encumbrance free





3. That the time period within which the project shall be completed by the promoter is **30.06.2028**
4. That seventy percent of the amounts realized by the promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account (Account No. 50200086676032 in HDFC Bank Ltd, Bank Address Bestech Centre Point, Sushant Lok-1, Gurugram, Haryana 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 from 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, caste, creed, religion, etc.

*Jal Arora*

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 6 day of February 2024.

*Jal Arora*

Deponent



ATTESTED

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