



PRADEEP KHANNA STAMP VENDOR GURGAON	
09 DEC 2023	
Sr. No.	13600
Purchase	Ar
Signature	

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Gaurav Khandelwal S/o Mr Vijay Kumar R/o 65-A, Bank Colony, Alwar, Rajasthan duly authorized by the promoter Elan Imperial Pvt Ltd (Formerly known as Ambience Infrastructure Developers Pvt Ltd) of the proposed Commercial Project- "Elan Imperial", situated at Village- Nakhnoola, Sector-82, District Gurugram, Haryana, vide its/his/their authorization dated 01/12/2023.

I, Gaurav Khandelwal duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That The Promoter - Elan Imperial Pvt Ltd (Formerly known as Ambience Infrastructure Developers Pvt Ltd) having their Registered Office at L-1/1100, First Floor, Street no. 25, Sangam Vihar, South Delhi, New Delhi-110062 and Corporate office 15th Floor, Two Horizon Centre, DLF Phase-V, Sector-43, Golf Course Road, Gurugram have a legal title to the land on which the development of the project is proposed Total licensed Area is 7.6499 Acres (License No. 60 of 2013 dated 16/07/2013 and 61 of 2013 dated 16/07/2013).
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me/promoter] is 30/06/2028, Occupancy Certificate will receive on before 30/09/2028 and project will receive the completion certificate on before 31/12/2028.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.


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 11/12/2023.


Deponent

11 DEC 2023

ATTESTED


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

