

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 09/06/2023

Certificate No. G0I2023F1265



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 103692127



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : N s buildtech pvt ltd

H.No/Floor : 122

Sector/Ward : 49

Landmark : Universal trade tower

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 81*****36



Purpose : **AFFIDAVIT to be submitted at Haryana rera**

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)]

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

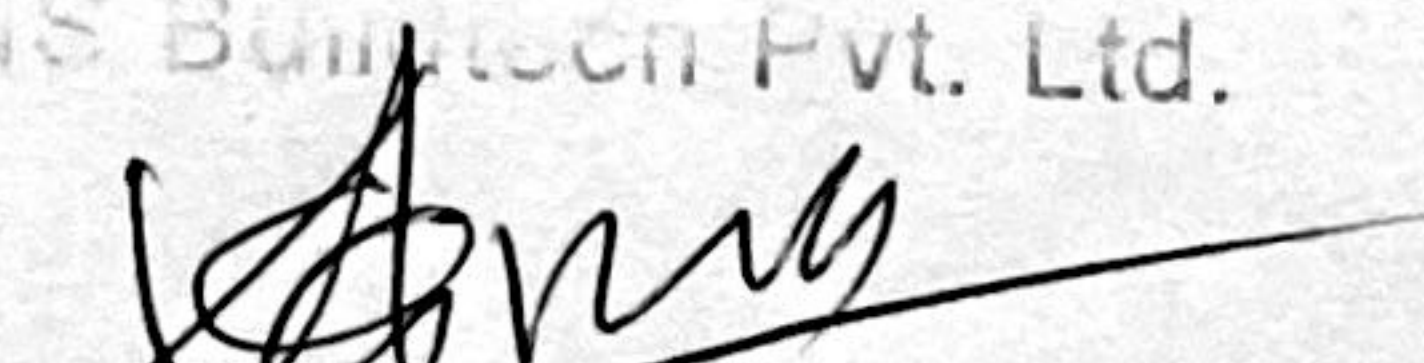
Affidavit cum Declaration

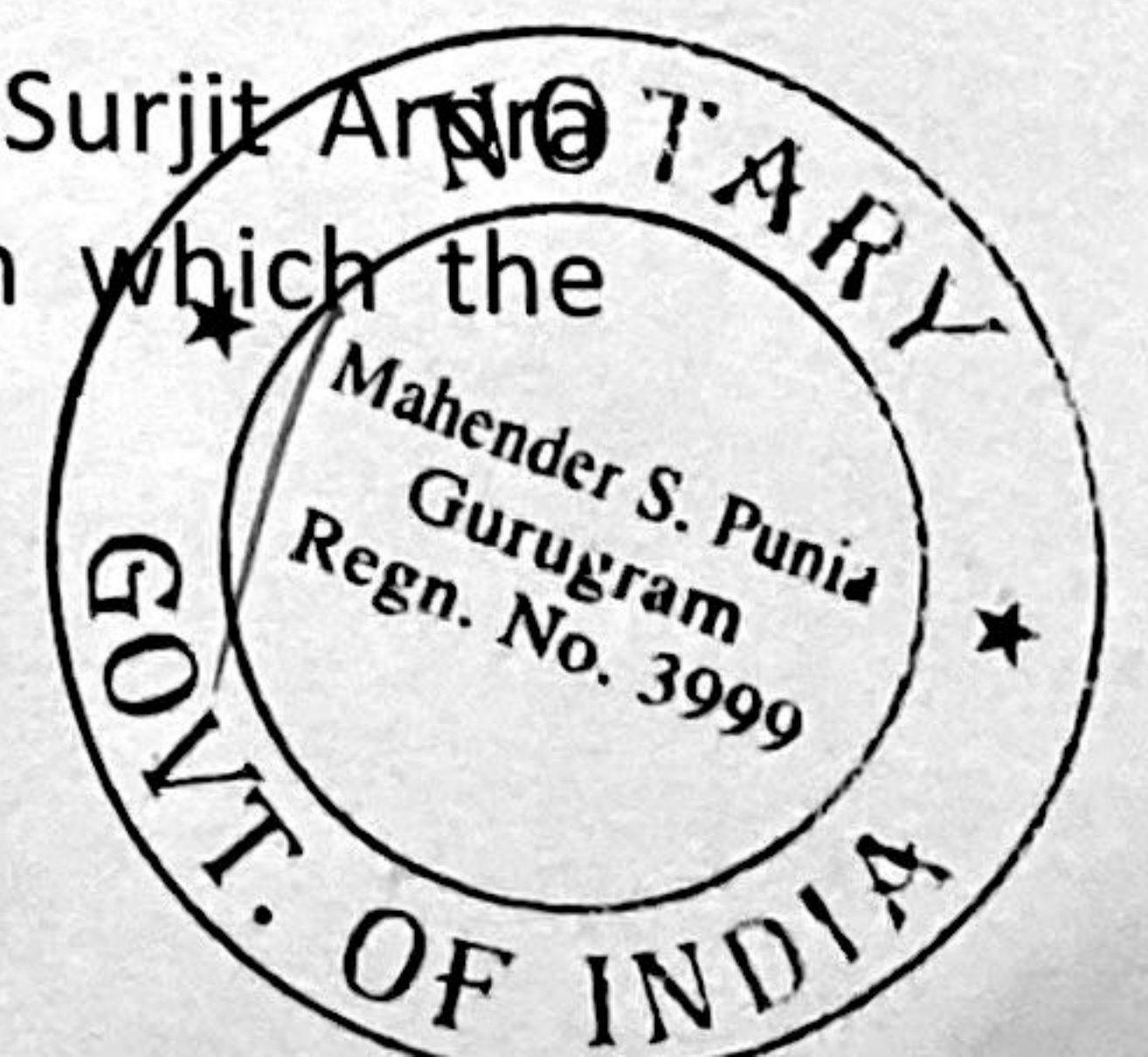
Affidavit cum Declaration of Ajit Arora, S/o Sh. Bishamber Lal Arora, E-14, Anand Niketan, New Delhi 110021, India duly authorized by the promoter, N. S. Buildtech Private Limited of the project 'ANAND NIKETAN' located at sector -2, Sohna, District Gurugram, (Haryana).

I, Ajit Arora, S/o Sh. Bishamber Lal Arora, E-14, Anand Niketan, New Delhi 110021 do hereby solemnly declare, undertake and state as under:

1. That N. S. Buildtech Private Limited have MOU/Agreement with Surjit Arora and Anoop Arora who have legal right and title to the land on which the

N.S. Buildtech Pvt. Ltd.

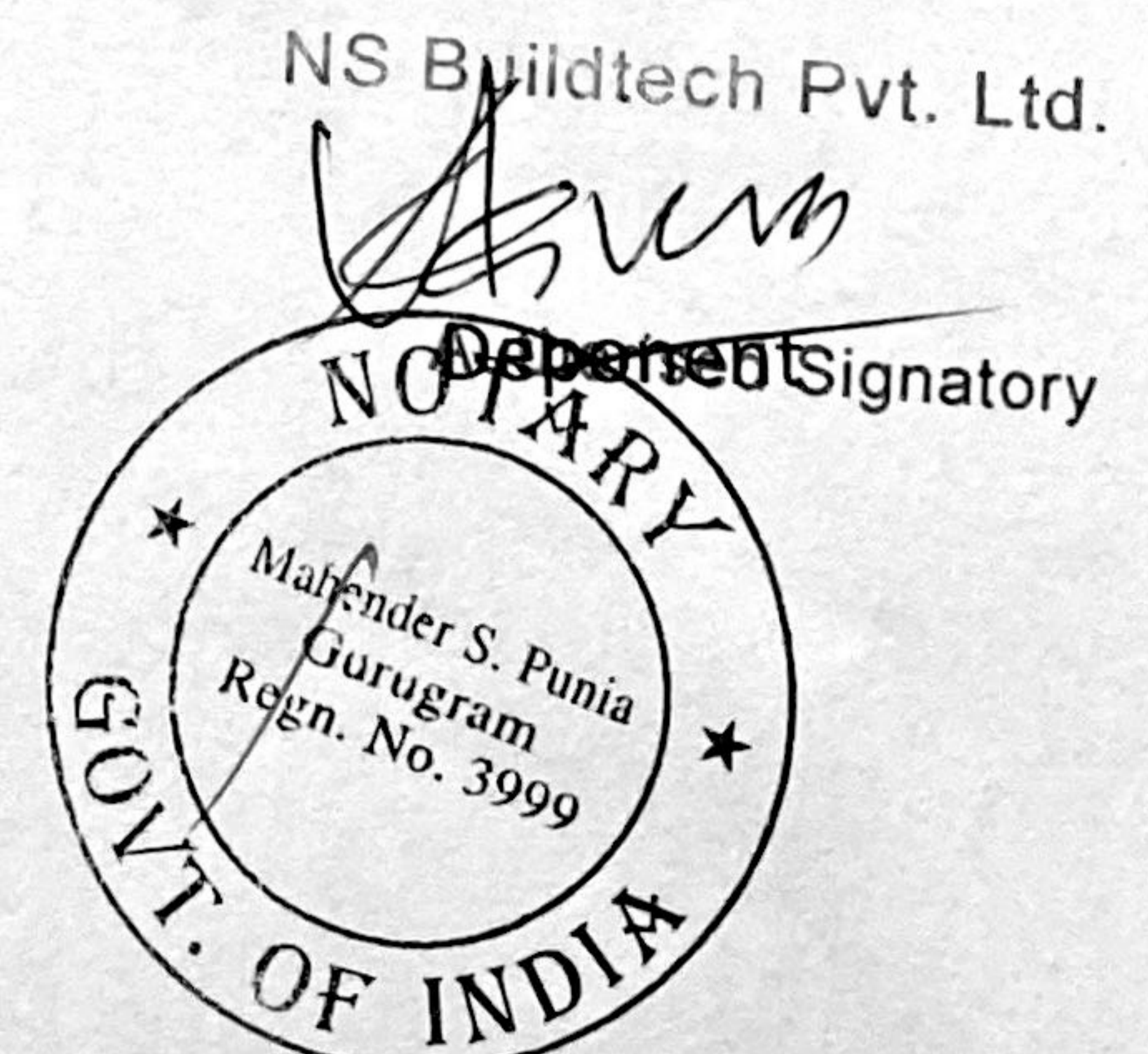

Authorized Signatory



development of the project is being carried out vide Vasika no. 5771-6302-1100 Dated 26.11.2021, 15.09.2022,05.05.2022 enclosed herewith.

2. That there are no encumbrances over such land.
3. That the time period within which the project shall be completed by the Promoter is 26th July 2027, commencing from the date of grant of registration.
4. That seventy per cent of the amounts realized by the promoter for "ANAND NIKETAN" 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 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 has furnished such other documents as have been prescribed by the Act and the draft 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.

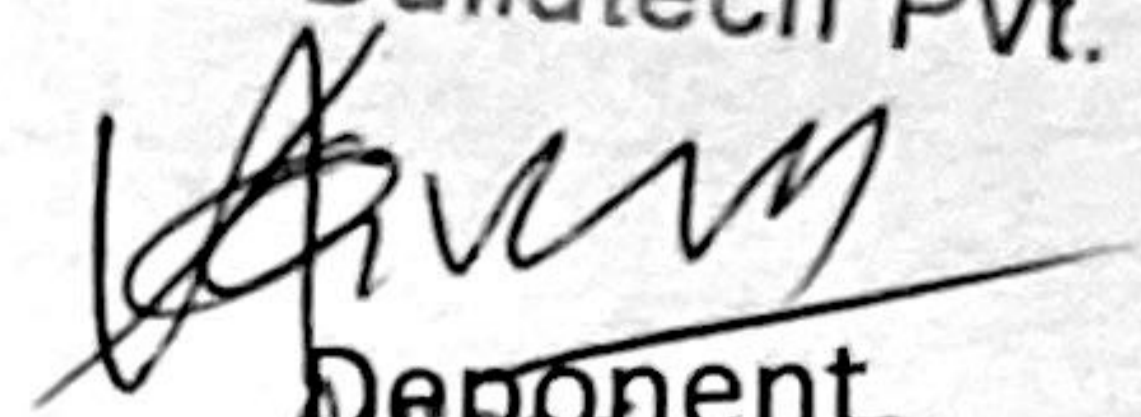
Verification

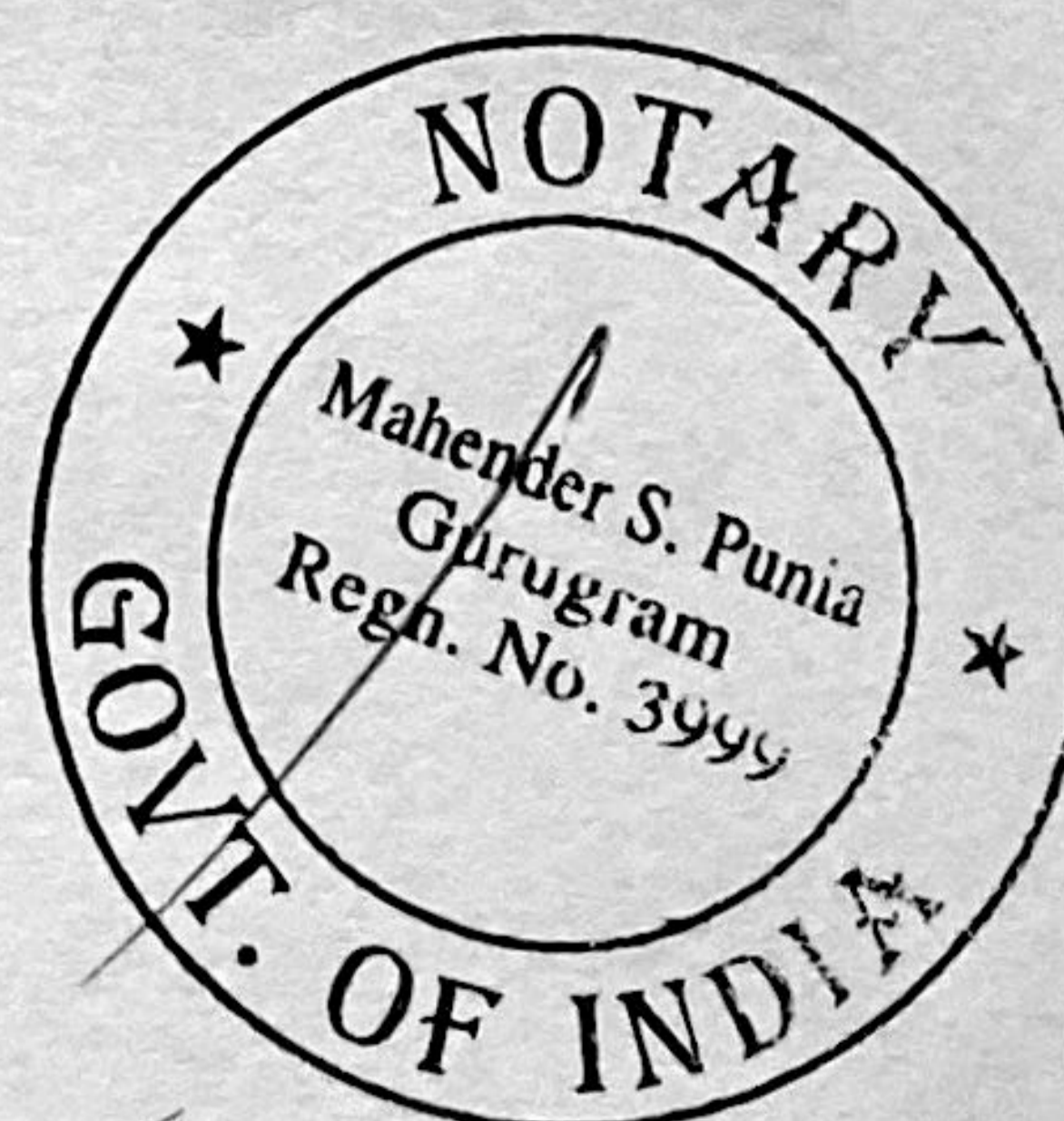


The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 9th day June of 2023.

NS Buildtech Pvt. Ltd.


Deponent
Authorised Signatory



ATTESTED

M. S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India

09 JUN 2023