

Affidavit



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 08/05/2024

Certificate No. G0H2024E405



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 116428107



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Ireo grace realtech pvt ltd

H.No/Floor : C4

Sector/Ward : Na

Landmark : First floor

City/Village : Malviya nagar

District : New delhi

State : Delhi

Phone : 76\*\*\*\*\*44



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 Rajender Kumar Yadav S/o Mr Ram Ashrey Yadav R/o House no. 553, Galli no. 2, Basai Road, Bhawani Enclave, Gurugram ,Haryana- 122001 duly authorized by the promoter - IREO GRACE REALTECH PVT.LTD of purposed group housing Colony namely "The Corridors Phase-11" . Situated in sector- 67 A , District Gurugram. vide its/his/their authorization dated 31/10/2023.

I, Rajender Kumar Yadav duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:  
The proposed project- The Corridors Phase-11 over an area of 13.512 Acres Situated in sector- 67 A , District Gurugram, Haryana.

IREO GRACE REALTECH PRIVATE LIMITED

Director/Auth. Sign.



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

1. That the Confirming parties Precision Realtors Pvt. Ltd, Blue Planet Infra Developers pvt. Ltd, Maderia Conbuild Pvt. Ltd have a legal title to the land on which the development of the project is proposed Total licensed Area is 37.5125 Acres (License No. 05 of 2013) and the promoter IREO GRACE REALTECH PVT.LTD having collaboration with confirming parties for development and sale of project.
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 30/06/2020.
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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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

*Rajender Kumar Yadav*

Director/Autht. Sign.





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.

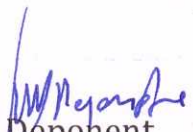
  
Deponent

Director/A

### 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 08/05/2024.

  
Deponent

Director/Auth. :



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

08 MAY 2024