



हरियाणा HARYANA

53AA 920357

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Affidavit cum Declaration of Virender Dhar duly authorized by the promoter M/s Vatika Sovereign Park Private Limited having its registered office at Flat No. 224A, 2nd Floor, Devika Tower, 6, Nehru Place, New Delhi - 110019 and Correspondence address at - Unit No. A-002, INXT City Centre, Fourth Floor, Block-A, Sector-83, Vatika India Next, Gurugram - 122012 Haryana of the proposed project Sovereign Park (Phase-II) situated at Sector-99, Village Kherki Majra Dhankot, Sub-Tehsil Kadipur, District Gurugram (Haryana), vide its authorization dated 27 January, 2022.

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

1. That the Promoter has a legal title to the land (10.43125 Acres) on which the development of the proposed project is to be carried out.
2. That details of encumbrances with Standard Chartered Bank Ltd. including details of any rights, title, interest, dues, litigation and name of any party in or over such land.



| SL. No. | Mortgaged to | Land (in Acres)/Sale Proceeds | Amount (Rs. in Lacs.) |
|---------|-------------------------|---------------------------------------|-----------------------|
| 1. | Standard Chartered Bank | 10.43125 Acres Land and Sale Proceeds | 13000.00 |

(Handwritten signature)

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VATIKA SOVEREIGN PARK PVT-LTD NEW DELHI



Ajay Pal Stamp Vendor
R-38, No 25
Dist. Court, Gurgaon

05/04/20

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3. That the time period within which the project shall be completed by the Promoter. The Promoter shall obtain Occupation Certificate on or before 10-01-2027 and Completion Certificate on or before 10th July 2027.
4. That seventy per cent of the amounts realised by the Promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account no. **53105108671** to be maintained in a scheduled bank **Standard Chartered Bank**, DLF Building No. -7, DLF Cyber City, Sector - 24,25 & 25A, Gurgaon -122002 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 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


Deponent

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 6th day of October 2023.


Deponent

ATTESTED AS IDENTIFIED

SUMAN
ADVOCATE & NOTARY
DIST. COURT GURGAON

09 OCT 2023

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods used to collect and analyze data. It includes a detailed description of the sampling process and the statistical techniques employed to ensure the validity of the results.

3. The third part of the document provides a comprehensive overview of the findings. It highlights the key trends and patterns observed in the data, along with the implications for the overall system being studied.

4. The fourth part of the document discusses the limitations of the study and suggests areas for future research. It acknowledges the challenges faced during the data collection process and offers recommendations for improving the accuracy and reliability of the findings.

5. The fifth part of the document concludes the report by summarizing the main points and reiterating the significance of the findings. It expresses the hope that the information provided will be useful to the readers and stakeholders involved.

6. The sixth part of the document contains the appendix, which includes additional data and supporting information. It provides a detailed look at the raw data and the calculations used to derive the results.

7. The seventh part of the document is the bibliography, which lists the sources used in the research. It includes books, articles, and other relevant literature that informed the study.