

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 15/01/2024

Certificate No. G002024A350



Stamp Duty Paid : ₹ 101

GRN No. 111818086



Rs. Only

Penalty : ₹ 0

(Rs. Two Only)

Deponent

Name: Anant Raj Limited

H.No/Floor : H

Sector/Ward : 65

Landmark : Connaught circus

City/village : New delhi

District : New delhi

State : Delhi

Phone : 98*****24

Others : Anant raj limited



Purpose: Affidavit to be submitted at Anant-raj limited

The authenticity of this document can be verified by scanning this QR Code through smart phone or on the website <https://e-gestaty.nid.in>

FORM 'REP-III'

[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 Mr Akhil Kumar, Authorized Signatory of the proposed Group Housing Colony project Anant Raj Ltd being developed on land area of 5.43264 acres situated at Sector 63 A Gurugram, duly authorized by the promoter (Anant Raj Limited) of the proposed project, vide its/his/their authorization dated 14-Nov-2017.

I Akhil Kumar, duly authorized by the promoter- Anant Raj Limited, a Company incorporated under the provisions of companies Act, 1956, having its registered office at CP-01, Sector 9, IIT Manesar, Gurugram, Haryana-122051 of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That M/s North South Properties Pvt Ltd, M/s Sovereign Buildwell Pvt Ltd & M/s Rose Reality Pvt Ltd are the landowners having a legally valid authentication of title of such land along with an authenticated copy of the agreement between such landowners and promoter for development of the real estate project is enclosed herewith.
2. That details of encumbrances including details of any right title, interest, dues, litigation and name of any party in or over such land. The Project is financed by Banks viz Vistra ITCL (India) Limited as on date against mortgage of land.



3. That the time period within which the project shall be completed by promoter is 31.03.2030.
4. That 70% (seventy per cent) amount realized by us 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 withdrawal in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That we 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That we 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.

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 15th day of January, 2024.



ATTESTED

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