

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 29/04/2024

Certificate No. G0292024D1440



Stamp Duty Paid : ₹ 101

GRN No. 116029052



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Alpha corp development Private limited

H.No/Floor : 6th

Sector/Ward : 42

Landmark : Gvct golf course road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 83*****70



Purpose : STAMP PAPER FOR EXECUTION OF AFFIDAVIT CUM DECLARATION to be submitted at Haryana real estate regulatory authority gurugram

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'

Affidavit cum Declaration

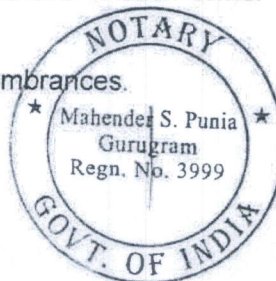
Affidavit cum Declaration of Mr. Santosh Singh Mehra, Authorised Signatory vide their Board Resolution dated 25.01.2024 of Alpha Corp Development Private Limited, promoter of the proposed project / duly authorized by the promoter of the proposed project Group Housing Colony (Under Left Out Pocket Policy dated 14.06.2012) over a total area of 2.3828 Acres namely "ALPHACORP SKY1 (POCKET A)" falling in Village Gurugram, Sector 15, Part II, Tehsil & District Gurugram, Manesar Urban Complex:

I, Santosh Singh Mehra, Authorised Signatory of Alpha Corp Development Private Limited, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Alpha Corp Development Private Limited has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation: Where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances.



3. The Promoter shall obtain OC on or before 09.10.2029 and The Promoter shall obtain CC on or before 09.03.2030
4. That seventy per cent of the amounts realised by Alpha Corp Development Private Limited 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 Alpha Corp Development Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn Alpha Corp Development Private Limited 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 Alpha Corp Development Private Limited 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Alpha Corp Development Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That Alpha Corp Development Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Alpha Corp Development Private Limited 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.

[Signature]
Deponent
Alpha Corp Development Pvt. Ltd.
Golf View Corporate Towers
Sector-42
Gurgaon-122002

Verification

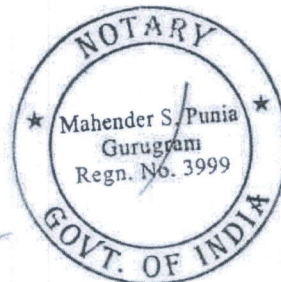
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 29th April 2024

ATTESTED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
DISTT. GURGAON (Haryana) India

01 MAY 2024



[Signature]
Deponent
Alpha Corp Development Pvt. Ltd.
Golf View Corporate Towers
Sector-42
Gurgaon-122002

