



रियाणा HARYANA

FORM 'REP-II'  
[See rule 3(3)]

45AA 046308

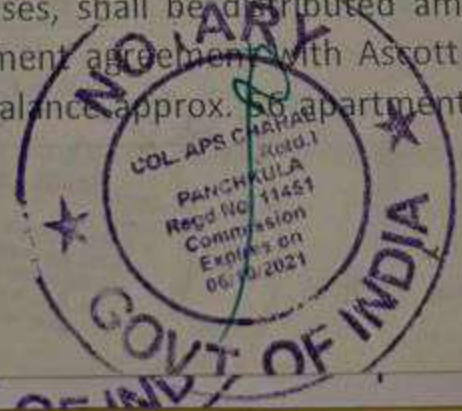
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

I, Anupam Nagalia duly authorized by the promoter of the above said Project do hereby solemnly declare, undertake and state as under:

1. That project namely, Managed Serviced Apartments, a commercial colony consisting of 198 serviced apartments ('Project') being developed under Licence No. 56 of 2010 on 3.937 acres of land at Village Ullawas and Behrampur, Tehsil Sohna, Sector 59, District Gurgaon, State Haryana. It is submitted that the said Project is being developed alongside with Ireo City Central, a neighborhood retail complex ("Retail Project"). We have applied for the Occupation Certificate for the Retail Project vide application dated 04.05.2017, hence the present application is only for registration with respect to the Project and not the Retail Project.
2. That out of the afore-said serviced apartments, approx. 160 number of apartments along with other related facilities will be managed, marketed, operated and branded by Ascott International Management (India) Private Limited/ it's affiliate/associate ("Ascott") and put in a rental pool by Ascott ("Rental Pool Apartments"). The revenues (profit or loss) from such apartments, after deduction of all fee (including management fee payable to Ascott) and expenses, shall be distributed amongst the participating owners. The term of the management agreement with Ascott is initially for 15 years that is mutually extendable. The balance approx. 56 apartments will be for self-use of

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*[Handwritten signature]*

the owners. However, such owners shall be liable to pay maintenance charges towards the maintenance of the Project. The numbers between the self-use apartments and Rental Pool Apartments may vary subject to market dynamics. The Managed Serviced Apartments and the Retail Project will have their own separate association of allottees and there shall be no interference between the two given the nature of the overall Project being of mixed use. The cost and expenses incurred with respect to the common areas of the Project shall be allocated amongst the two components.

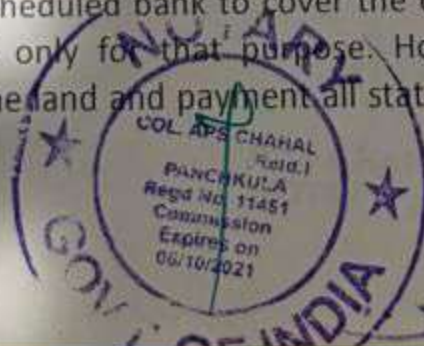
3. That Adson Software Pvt. Ltd., Base Exports Pvt. Ltd., Commander Realtors Pvt. Ltd., Golden View Builders Pvt. Ltd., Ornamental Realtors Pvt. Ltd. and Hard Core Realtors Pvt. Ltd. have a legal title to the land on which the development of the above said Project is to be carried out and a legally valid 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.
4. That the land given below is free from all encumbrances. However, the said Project is being financed by Standard Chartered Bank.

Name of Owner	Village Name	Rect. No	Killa No	Area		Area in Acre	Sale Deed No
				Kanal	Marla		
Hard Core Realtors Pvt. Ltd.	Ullahawas	14	4/2	3	10	0.2346	5922/09.01.2006 5920/09.01.2006 5958/09.01.2006
Commander Realtors Pvt. Ltd	Behrampur	32	1	8	0	1.0000	6110/13.01.2006
Commander Realtors Pvt. Ltd	Behrampur	33	5	4	6	0.5375	6110/13.01.2006
Commander Realtors Pvt. Ltd	Behrampur	17	25/2	3	15	0.4688	6110/13.01.2006
Commander Realtors Pvt. Ltd	Behrampur	18	21	8	0	1.0000	6110/13.01.2006
Commander Realtors Pvt. Ltd	Behrampur	18	22/1/1	0	4	0.0250	6110/13.01.2006
Golden View Builders Pvt. Ltd.	Ullahawas	14	4/2	3	10	0.0784	5925/09.01.2006
Base Exports Pvt. Ltd.	Ullahawas	14	4/2	3	10	0.1089	5921/09.01.2006
Ornamental Realtors Pvt. Ltd.	Ullahawas	14	4/2	3	10	0.0156	5923/09.01.2006
Adson Software Pvt. Ltd.	Ullahawas	12	24/2	3	15	0.4688	6111/13.01.2006
<b>Total</b>						<b>3.9375</b>	

5. That the time period within which the project shall be completed by the promoter is 30.06.2020

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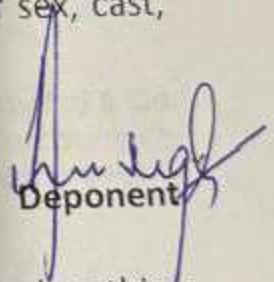
5. That seventy per cent of the amounts realised by the promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose. However, as on date the cost of construction including the land and payment all statutory taxes, levies, fees, licensing



*[Handwritten Signature]*

fees is more than the revenue collection. Thus, presently there is no amount to be deposited

7. 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.
8. That the amounts from the separate account shall be withdrawn 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.
9. 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.
10. That the promoter shall take all the pending approvals on time, from the competent authorities.
11. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
12. 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.

  
Deponent

#### 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 Gurgaon on this \_\_\_\_ day of July 2017.



  
Deponent

ATTESTED

APS CHAHAL No.11451  
NOTARY, PANCHKULA

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