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हरियाणा HARYANA

45AA 046301

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

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

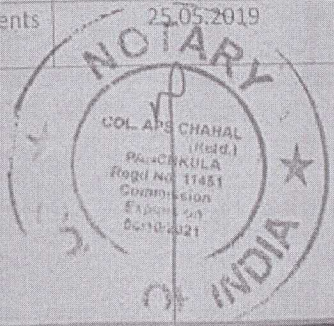
Affidavit cum Declaration

28 JUL 2017

Affidavit cum Declaration of Subhasis Lahiri, duly authorized by Ireo Grace Realtech Pvt. Ltd ('hereinafter referred to as Promoter'), Promoter of The Corridors – Phase 3, ('Project') vide its authorization dated 28.06.2017, do hereby solemnly declare, undertake and state as under:

1. That Precision Realtors Pvt. Ltd., Blue Planet Infra Developers Pvt. Ltd., Madeira Conbuild Pvt. Ltd. and Global Estate (Partnership Firm) have 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.
2. That the land area described below is free from all encumbrances. However, it is submitted that the project is financed by HDFC Bank, Vatika Atrium Block – A, Village Wazirabad, Sector 53, Gurgaon.
3. That the time period within which the project shall be completed by promoter is

Cluster No.	Original Completion date	Proposed Completion Date
comprises of approximately 329 apartments across Cluster D	25.05.2019	31.12.2023



Signature

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Pvt Ltd.
304, Kew
New D

RAJEEV GULATI
STAMP VENDOR
WAZIRABAD, GURUGRAM

17 JUL 2017

Sl. No. 611
Purpose Affidavit
Signature R.

That seventy per cent of the amount Allottees, from time to time, is scheduled bank to cover the cost purpose. However, it is clarified and levies, including the land allottees. Thus, presently no ar

That the amounts from the sale by the promoter in proportion

That the amounts from the sale by an engineer, an architect proportion to the percentage

That the promoter shall get the year by a chartered accountant certified and signed by such amounts collected for a period has been in compliance with

- 3. That the promoter shall take
- 9. That the promoter has furnished the rules and regulations for
- 10. That the promoter shall provide apartment, plot or building

The contents of my above Affidavit concealed by me therefrom.

Verified by me at Gurgaon on the

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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 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, it is clarified that as on date the cost of construction, Government taxes, dues and levies, including the land cost exceeds 70% of the revenue collected from the existing allottees. Thus, presently no amount is to be deposited as on date.
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 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 utilised 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.

28 JUL 2017

Verification

[Signature]
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 Gurgaon on this ____ day of July 2017.



[Signature]
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3. That the time period within which the project shall be completed by [me/promoter] is

Cluster No.	Original Completion date	Proposed Completion Date
Cluster A	27.11.2019	30-06-2020
Cluster B	27.11.2019	30-06-2020
Cluster C	27.11.2019	30-06-2020

- 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, it is clarified that as on date the cost of construction, Government taxes, dues and levies, including the land cost exceeds 70% of the revenue collected from the existing allottees. Thus, presently no amount is to be deposited as on date.
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- That the promoter shall take all the pending approvals on time, from the competent authorities.
- That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
- 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.

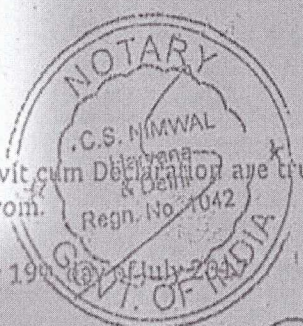


[Signature]
DEPONENT

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 19th of July 2020



ATTESTED

[Signature]
C.S. NIMWAL
Advocate & Notary
Gurugram (Haryana)

[Signature]
DEPONENT