

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 21/06/2024

Certificate No. G0U2024F1808



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 117998108



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Max estates gurgaon limited

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Na

District : Gurugram

State : Haryana

Phone: 96*****93



Buyer / Second Party Detail

Name : Not applicable

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village: Na

District : Gurugram

State : Haryana

Phone : 96*****93

Purpose : ARTICLE 4 AFFIDAVIT

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

REP-II

This Stamp Paper is attached to and is an integral part of Affidavit Form REP-II of Estate 360 Project regarding application for Registration of Project situated at Village Harsaru, Sector 36A, Gurugram, Haryana developed by Max Estates Gurgaon Limited



FORM 'REP-II'

[See rule 3(3)]

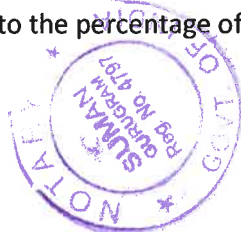
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Max Estates Gurgaon Limited Promoter of the proposed Project Estate 360 duly authorised by the promoter of the proposed project, vide its Board Resolution dated 13.06.2024.

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

1. That Delta Propcon Private Limited having its Registered office at 3rd Floor, Central Plaza Mall, Golf Course Road, Sector 53, Gurugram, Haryana, PIN-122002 / Prompt Infravision Private Limited its Registered office at 3rd Floor, Central Plaza Mall, Golf Course Road, Sector 53, Gurugram, Haryana, PIN-122002 / Namu Realtech Private Limited having its Registered office at 461-462, Udyog Vihar, Phase-III, Gurugram, Haryana, PIN-122016 (Landowners) 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 agreement between such Landowners and Developer Promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the Promoter Company shall obtain the Occupancy Certificate of the Project is 31.08.2030 and the time period within which the project shall be completed by the Promoter is 30.09.2030.
4. That seventy per cent of the amounts realized by 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.
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

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 24 day of JUNE '24


Deponent


Deponent



4 JUN 2024

ATTESTED & IDENTIFIED

SUMAN
ADVOCATE & NOTARY
DIST. COURT GURGAON

24 JUN 2024