



हरियाणा HARYANA

55AA 570445

**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**

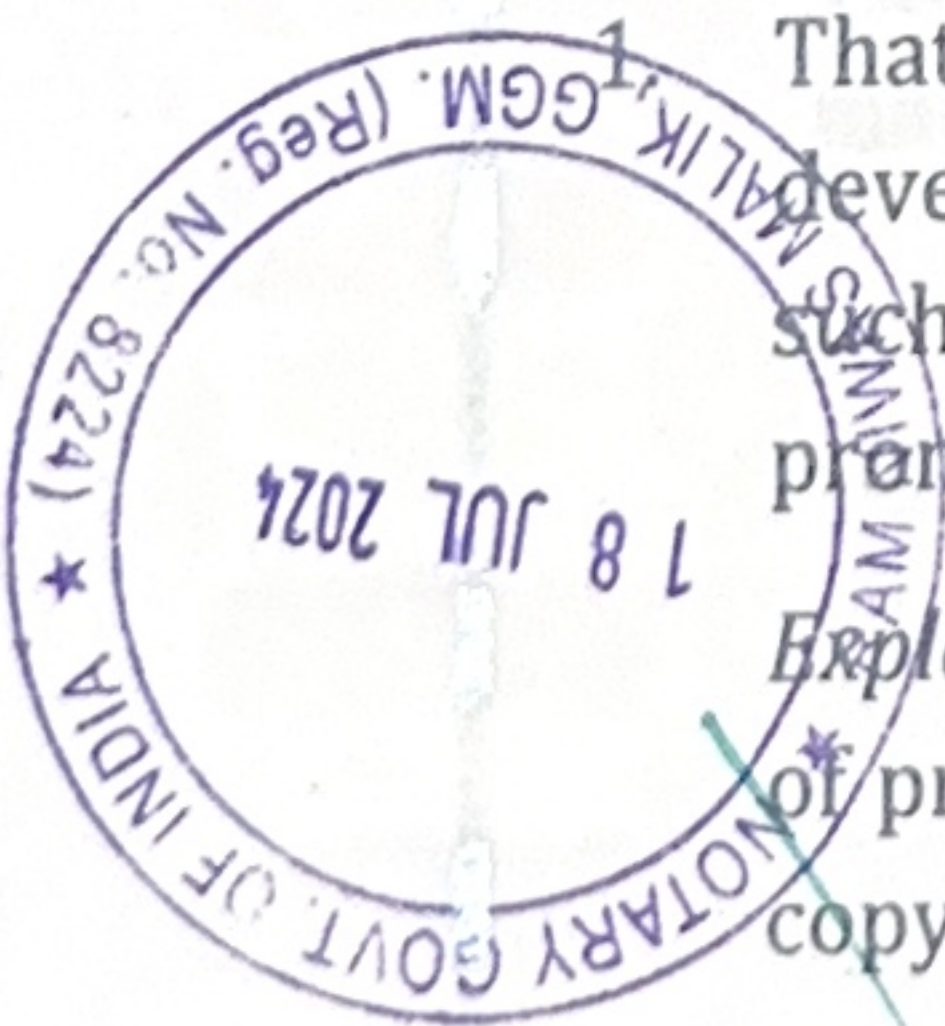
**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Bharat Vignall, Authorized Signatory of M/s Adhikaansh Realtors Private Limited ("Company") (CIN# U70109HR2020PTC090928) having its registered office at 12<sup>th</sup> Floor, Tower 2, International Financial Centre, Sector 66 Gurugram duly authorized by the company vide its authorization dated: 15.05.2024. The company which is in the process of development of the project "Smartworld Gems 2", being developed on residential plotted area admeasuring 3.44 acres out of 31.74 acres plotted area in Affordable Residential Plotted Colony on 57.4 Acres Licenced Land situated in Sector 89, Gurugram.

I, Mr. Bharat Vignall duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:


That M/s Adhikaansh Realtors Private Limited has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with the 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,





Adhikaarsh Realtors List VI

KADDER KHANNA	
STAMP VENDOR	
GURGAON	
17 JUL 2024	
Sr. No.	7319
Purpose	A1
Signature	

THE BOARD OF DIRECTORS OF THE COMPANY HAS RESOLVED THAT THE FOLLOWING PERSONS BE APPOINTED AS DIRECTORS OF THE COMPANY FOR THE TERM ENDING 31.03.2025.

1. Mr. KADDER KHANNA, Director of the Company, has been re-elected for the term ending 31.03.2025.

2. Mr. KADDER KHANNA, Director of the Company, has been re-elected for the term ending 31.03.2025.

3. Mr. KADDER KHANNA, Director of the Company, has been re-elected for the term ending 31.03.2025.

4. Mr. KADDER KHANNA, Director of the Company, has been re-elected for the term ending 31.03.2025.

5. Mr. KADDER KHANNA, Director of the Company, has been re-elected for the term ending 31.03.2025.

6. Mr. KADDER KHANNA, Director of the Company, has been re-elected for the term ending 31.03.2025.

7. Mr. KADDER KHANNA, Director of the Company, has been re-elected for the term ending 31.03.2025.

8. Mr. KADDER KHANNA, Director of the Company, has been re-elected for the term ending 31.03.2025.

9. Mr. KADDER KHANNA, Director of the Company, has been re-elected for the term ending 31.03.2025.

10. Mr. KADDER KHANNA, Director of the Company, has been re-elected for the term ending 31.03.2025.



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 project is encumbered to IDBI trusteeship services ltd mortgage amounting to 175 cr & 75 cr, the said facility of 75 cr for construction finance and the 175cr facility is issue of Non-Convertible Debentures to the trusteeship.
3. That the time period within which the project shall be completed by promoter is 03.04.2027 which is OC (Occupation Certificate) Date.
4. That seventy per cent of the amounts realised 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 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.

ADHIKAANSH REALTORS PRIVATE LIMITED

  
Authorized Signatory  
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 18th Day of July 2024.



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

ADHIKAANSH REALTORS PRIVATE LIMITED

  
Authorized Signatory  
Deponent