

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Udit Jain (Aadhaar No. 7189 0817 4328) duly authorised by the promoter One City Infrastructure Private Limited (CIN: U70101DL2005PTC136628 & PAN: AAACO7528A) having its Registered Office at 8-D, Hansalaya-15, Barakhamba Road, New Delhi – 110001 of the proposed project "The Saavira" GH-1, Sector-48, District Gurugram, Haryana - 122018 vide its authorisation dated 2nd September 2024, vide its authorisation dated 2nd September 2024;

I, Udit Jain duly authorised by the promoter of the proposed project "The Saavira", area measuring 0.8615 Acres or 3486.18 Sq. Mtr., do hereby solemnly declare, undertake and state as under:-

1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That Plot No. GH-1 vide Memo No. ZO002/EO0118/UE029/GALOT/0000001498 dated 24.01.2024 allotted in favour of the Promoter by the Haryana Shehri Vikas Pradhikaran.
3. That the Promoter has obtained Possession Certificate vide Memo No. ZO002/EO018/UE029/PAPOS/0001022059 dated 6th February, 2024 from the Haryana Shehri Vikas Pradhikaran.
2. That the said land is free from all encumbrances.
3. That the time period within which the project construction shall be completed by the promoter is 31st December 2030. The Promoter shall obtain Occupation Certificate on or before 30th June 2031 and Completion Certificate on or before 31st December 2031.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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.

[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 Gurugram on this 30th day of September, 2024.



[Signature]
Deponent

ATTESTED
NOTARY PUBLIC
30 SEP 2024