



हरियाणा HARYANA

FORM 'REP-II'

[See rule 3(3)]

55AA 761281

**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. Pradeep Garg, duly authorized by Board of Directors vide Board Resolution dated 1-08-2023 at 2.30 PM of M/s. Corona Realtors Pvt Ltd. of the proposed for construction and development of independent floors in "The Florett Enclave" admeasuring 2.148 acres of the Residential independent floors under DDJAY falling in Sector 59, District-Gurugram, Haryana.

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

We 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.

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, 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.



For CORONA REALTORS PRIVATE LIMITED

Pradeep Garg

Authorised Signatory

CORONA REALTORS PVT LTD

PARAS, SECTOR-54, GURUGRAM, HARYANA

3156/10

Amit Nandwal
Stamp Vendor
Teh. Wazirabad, Distt. Gurugram, HR.
20 JUN 2024
Sr. No. 3156/10
Purpose W.P.
Sign. [Signature]

1. The details of the encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land are as under :-

Sr.No.	Name of Borrower	Name of Lender	Details of Facility	Nature of Rights, Title Interest	Litigation
1.	M/s Corona Realtors Pvt. Ltd.	Axis Trustee Services Limited as trustee of L&T finance Ltd.(LTF)	Financial issued by Lender of amount 49,00,00,000/-	Hypothecation of project land secure the financial facility obtained by lender	NA

2. That the time period within which the project shall be completed by the Promoter is 31.07.2028 and the Company will obtain the occupancy certificate on or before 31.07.2028.
3. 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.
4. 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.
5. 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.
6. 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. 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.



For CORONA REALTORS PRIVATE LIMITED

Beant Singh

Authorised Signatory

9. 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.

For CORONA REALTOR PRIVATE LIMITED
[Signature]
Deponent
Authorised Signatory

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 this2024

For CORONA REALTOR PRIVATE LIMITED
[Signature]
Deponent
Authorised Signatory



ATTESTED

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

