

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 29/01/2024

Certificate No. G0292024A2161



Stamp Duty Paid : ₹ 101

(Rs Only)

GRN No. 112302553



Penalty : ₹ 0

(Rs Zero Only)

Deponent

Name : Gganbu land private limited

H.No/Floor : C50

Sector/Ward : 56

Landmark : Sushant lok 2

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 99*****38



Purpose : Affidavit cum Declaration **to be submitted at To the concerned office**

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

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr Musolani S/o Mr Jagbir Singh R/o B-2, 2nd Floor, Khasra No-92, Freedom Fighter Enclave, Neb Sarai, South Delhi, Delhi 11068 duly authorized by the promoter GGANBU LAND PRIVATE LIMITED of the proposed project Street Drive 93, Revenue Estate Village Hayatpur Sector-93, District Gurugram, Haryana), vide its/his/their authorization dated 20, November,2023;

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

1. That The Confirming Party (Ora Land & Housing Pvt. Ltd) was executed the Conveyance Deed in the favor of Maninder Singh & Prem Singh Yadav on dated 28/07/2023 and Supplementary Conveyance Deed on dated 28/11/2023 of plot area admeasuring 0.618 Acres from licensed colony

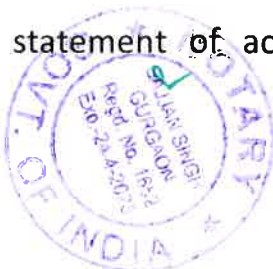
For GGANBU LAND PRIVATE LIMITED


Authorised Signatory

Aanandam Ora (License no. 108 of 2022 dated 05.08.2022 valid upto 04.08.2027 & 33 of 2023 dated L6.O2.2023 valid upto 15.02.2028).

Promoter (Gganbu Land Pvt. Ltd.) having his Registered Office at H NO C 50 3RD FLOOR SUSHANT LOK 2 GURUGRAM Gurgaon HR 122011 had executed Joint development Agreement on dated 18/12/2023 with Conveyance deed Holder (Maninder Singh & Prem Singh Yadav) for the development of the project is proposed.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31, December,2028.
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 (50200091472362) 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 promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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 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



For GGANBU LAND PRIVATE LIMITED

Authorised Signatory

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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That 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 GGANBU LAND PRIVATE LIMITED




Authorised Signatory
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For GGANBU LAND PRIVATE LIMITED



Authorised Signatory

Deponent

Verified by me at Gurugram on this 29th January, 2024.



ATTESTED
SAJJAN SINGH
ADVOCATE & NOTARY
GURGAON

29 JAN 2024