



हरियाणा HARYANA

FORM 'REP-II'
[See rule 3(3)]

55AA 802982

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Virender Dhar, duly authorized by the Promoter M/s Vatika Limited, having its Registered Office at Unit No. A-002, INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram – 122012 Haryana of the proposed project "FOOTFALLS", situated at Sector-88B, Village Harsaru, District Gurugram (Haryana), vide its authorisation 17th October 2023;

I, Virender Dhar duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the promoter has development rights 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 owners (i) M/s Aplin Developers Pvt. Ltd., (ii) Smt. Rita Grover W/o Madan Grover, (iii) Sahil Grover S/o Madan Grover, (iv) M/s Bioko Developers Pvt. Ltd. and promoter Vatika Limited 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.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 30-September-2029.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 plot on the grounds of sex, cast, creed, religion etc.




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 21st day of November 2024.


Deponent

ATTESTED AS IDENTIFIED

SUMAN
ADVOCATE & NOTARY
DIST. COURT GURGAON