



18976

Sr. No.
Amount
Purpose
29 OCT 2024	
BABU LAL	
STAMP VENDOR, GURGAON	
LIC. No. SV/1/2017	

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. Rajeev Gupta, Authorized Representative of the Promoter of the proposed project "Sanctuary 105 Phase-2", duly authorized by the promoter of the proposed project, vide its/his/their authorization dated:

I, Rajeev Gupta, Authorized Signatory of 1000 TREES HOUSING PRIVATE LIMITED, ("Promoter") do hereby solemnly declare, undertake and state as under:

1. That the Promoter has 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.
2. The details of encumbrances including details of any rights, title, interest, dues, litigation, and name of any party on or over such land, is as per Annexure-1.
3. That the time period within which the project shall be completed by the Promoter is 7 years from 01.01.2025.

Tentative Time period					
Towers	Start Date	OC applied by	OC obtained by	CC applied by	CC obtained by
Tower 5	01-12-2024	25-06-2031	25.09.2031	15-10-2031	31.12.2031
Tower 6	01-12-2024	25-06-2031	25.09.2031	15-10-2031	31.12.2031
Tower 7	01-12-2024	25-06-2031	25.09.2031	15-10-2031	31.12.2031
Tower 8	01-12-2024	25-06-2031	25.09.2031	15-10-2031	31.12.2031
Community building	01-12-2024	25-06-2031	25.09.2031	15-10-2031	31.12.2031
Pool	01-12-2024	25-06-2031	25.09.2031	15-10-2031	31.12.2031

Note: It is worth mentioning that the Haryana Development and Regulation of Urban Areas Act, 1975 does not have provision for granting part-Completion certificate in the cases of Group housings, thus the grant of Occupation certificate by DTCP Haryana in entirety for Phase-2 may be kindly be considered as completion for the purposes of RERA Act.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by **the Promoter** in proportion to the percentage of completion of the project.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 ever 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.

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 _____ on this _____ day of 2024.

Deponent



ATTESTER

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

Index of Charges

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	T55248785	100505035	VISTRA ITCL (INDIA) LIMITED	29/09/2021	-	-	50,00,00,000	IL & FS FINANCIAL CENTREPLOT NO C22 G BLOCK BANDRA,KURLA COMPLEX BANDRA EAST,MUMBAI, , India, 400051	No	-
2	H59303917	100251331	VISTRA ITCL (INDIA) LIMITED	16/03/2019	02/05/2019	-	73,00,00,000	IL & FS FINANCIAL CENTREPLOT NO C22 G BLOCK BANDRA,KURLA COMPLEX BANDRA EAST,MUMBAI, , India, 400051	No	-