



FORM 'REP-II'

[See rule 3(3)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Deepak Sharma** duly authorized by the **Hero Realty Pvt Ltd.** (promoter) of the Proposed Project "**THE PALATIAL PHASE 4 (Tower A, Tower B, Club (Community Hall) & Commercial)**" on land admeasuring **4.6531 Acres** (out of total area **11.0901 Acres**) the revenue estate of Village Gurugram and Tikampur, Sector-104, Gurugram Haryana (Said Land) vide its authorization through Resolution dated **29th September 2024**;

I, **Deepak Sharma** duly authorized by the promoter of proposed project "**THE PALATIAL PHASE 4 (Tower A, Tower B, Club (Community Hall) & Commercial)**" do hereby solemnly declare, undertake and state as under on behalf of the Company:

1. That Promoter has a legal title to the land on which 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 Occupation Certificate will be obtained by **31st December 2029** and the completion certificate of the project shall be obtained by **30th June 2030**.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by promoter after it is certified by an engineer, an architect and a chartered

