



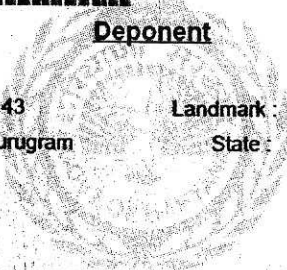



Bond			Indian-Non Judicial Stamp Haryana Government		Date : 20/11/2024
Certificate No.	G0T2024K3237				Stamp Duty Paid : ₹ 101
GRN No.	124039176				(Rs. Only)
					Penalty : ₹ 0
					(Rs. Zero Only)
Deponent					
Name :	Elan Avenue Ltd				
H.No/Floor :	15th floor	Sector/Ward :	43	Landmark :	Two horizon centre dlf phase 5
City/Village :	Gurugram	District :	Gurugram	State :	Haryana
Phone :	95*****59				
					
					
Purpose : AFFIDAVIT to be submitted at Concerned office					

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

FORM 'REP-II'

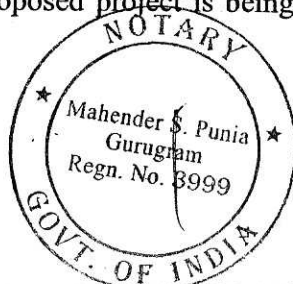
[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Gaurav Khandelwal son of Mr. Vijay Kumar resident of 65-A, Bank Colony, Alwar, Rajasthan, being the Authorised Signatory of Elan Avenue Limited (formerly known as Airmid Developers Limited) [(CIN No. U45400HR2007PLC104996) (PAN No. AAGCA 5601G)], a company existing under the Companies Act, 2013 and having its registered office at 15th Floor, Two Horizon Centre, Sector 43, Golf Course Road, DLF Phase 5, Gurugram-122002, Haryana, the Promoter and Developer of the of the proposed Mixed Land Use Development Project—"Elan The Emperor", situated at Revenue Estate of Village Pawala Khusrupur, Sub Tehsil Kadipur, Tehsil & District Gurugram (Gurgaon), and now comprised in Sector-106, Gururam Manesar Urban Complex, Gurugram, Haryana.

I, Gaurav Khandelwal son of Mr. Vijay Kumar resident of 65-A, Bank Colony, Alwar, Rajasthan, the Deponent herein, duly authorised vide Board Resolution dated 21.10.2024 passed by the Board of Directors of Elan Avenue Limited, the promoter of the proposed Mixed Land Use Development Project (as stated above) do hereby solemnly declare, undertake and state as under:-

1. That Mariana Developers Limited and Albina Properties Limited, alongwith M/s Elan Avenue Limited (formerly known as Airmid Developers Limited) holding a legal title to the land on which the development of the Project is proposed have merged in M/s Elan Avenue Limited (formerly known as Airmid Developers Limited) on dated 25.08.2023. (Copy of the Merger Order Attached). M/s Mariana Developers Limited and M/s Albina Properties Ltd had earlier executed/registered Collaboration Agreement dated 16.05.2012 duly registered as Vasika No. 4464 and Collaboration Agreement dated 17.07.2012 duly registered as Vasika No. 9841 both duly registered in the office of Sub Registrar, Gurugram. Total licensed Area is 24.10 Acres (License No. 80 of 2012 dated 17.08.2012) and out of that proposed project is being developed in 4.8270 Acres Land (Phase-II & Phase III).



2. That the said Project is presently encumbered with 'Kotak Alternate Asset Managers Limited' (formerly known as Kotak Investment Advisors Limited).
3. That the time period within which the Project shall be completed by the Promoter is on or before 31.12.2032 and the Occupancy Certificate will apply for on or before 30.09.2032.
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 bank 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 bank 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 bank 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.
7. That the Promoter shall get its 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 apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

For Elan Avenue Ltd.


Authorised Signatory

Deponent

Verification

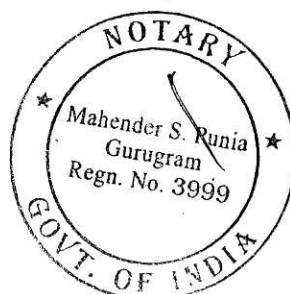
The contents of my above Affidavit cum Declaration are true and correct and are based on the official records of the Company and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 11.12.2024.

For Elan Avenue Ltd.


Authorised Signatory

Deponent



ATTESTED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
DISTT. GURGAON (Haryana) India

11 DEC 2024