






Bond		Indian-Non Judicial Stamp Haryana Government		Date : 23/12/2024
Certificate No.	G0W2024L5064		Stamp Duty Paid : ₹ 101	
GRN No.	125092875		(Rs. Only) Penalty : ₹ 0 (Rs. Zero Only)	
Deponent				
Name :	Mnb Build Fab pvt ltd			
H.No/Floor :	5p	Sector/Ward :	43	Landmark : Na
City/Village :	Gurugram	District :	Gurugram	State : Haryana
Phone :	73*****55			
				
Purpose : AFFIDAVIT to be submitted at 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>

AFFIDAVIT-CUM-DECLARATION

This Affidavit-cum-Declaration is being furnished by Mr. Ankit Chadha S/o Shri Sudhir Chadha, authorized representative of MNB Build Fab Private Limited ("**Promoter**") having its registered office at Shop No. 3, Ground Floor, Plot 7/25, Kirti Nagar Industrial Area, Ramesh Nagar, West Delhi, New Delhi, India, 110015 and corporate office at Plot No. 5P, Second Floor, Sector 43, Golf Course Road, Gurugram, Haryana duly authorised vide its board resolution dated 6th May, 2024.

I, Ankit Chadha, authorized signatory of the Promoter of the 'ANANTAVILASA' ("**Project**"), do hereby solemnly declare, affirm and state as hereunder:

1. That Haryana Shehri Vikas Pradhikaran (HSVP) has allotted to the Promoter, a Group Housing Plot No. GH26A, Sector 56, Gurugram, Haryana, having a plot area measuring approximately 3438.75 square meters, through an e-auction process for the development of a group housing building thereon. Subsequently, a deed of conveyance was executed on July 13, 2024.
2. That there is no condition laid in the allotment letter as well as conveyance deed with respect to payment obligation towards External Development Charges ("**EDC**").
3. That the Promoter purchased Transferable Development Rights (TDR) Certificates and paid the entire applicable External Development Charges amounting to Rs. 2,27,45,350/- (Rupees Two Crores Forty Five Lakhs Three Hundred Fifty Only) to the Department of Town and Country Planning, Government of Haryana, on 24th September 2024 through online payment transaction referenced as transaction number TCP31359524924170121 (A copy of payment receipt is annexed herewith).



A. Chadha

4. That the Promoter is not required to pay any further EDC and has no outstanding liability on account of EDC. Accordingly, the requirement of maintaining the auto-credit of 10% of the receipts from the 70% realizations account maintained under Section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act, 2016, to secure EDC payments, is not applicable.
5. That the undertaking regarding the auto-credit of ten percent of the receipts from the separate RERA account maintained under Section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act, 2016, is not required.



DEPONENT

VERIFICATION

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

Verified at Gurgaon on this 26th day of December 2024.



DEPONENT



ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
Teh. Wazirabad, Distt. Gurugram (Hr.)
26 DEC 2024