

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 07/03/2025

Certificate No. E0G2025C1676



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 129160271



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Sthree Infrareality PvtLtd

H.No/Floor : 2f1

Sector/Ward : 12

Landmark : Faridabad

City/Village : Faridabad

District : Faridabad

State : Haryana

Phone : 77*****87

Others : Sthree infrareality pvt ltd



Purpose : Affidavit for HRERA Registration in Panchkula Haryana to be submitted at T

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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 of Mr. Ankur Aggarwal duly authorized by the Board of Directors of Resolution Dated 07.03.2024 of the proposed Commercial Plotted Colony, project (Universal Square) located at Sector-79, Village- Bhatola, District Faridabad, Haryana.

I, Ankur Aggarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

M/s S3 Infrareality Pvt. Ltd. being Developer having registered office at 93, Hari Nagar, New Delhi-110014, have a legal title to the land on which the development of the proposed project is to be carried out as per land schedule (enclosed)

And

A 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.

1. That the said land is free from all encumbrances.
2. That the likely time period within which the project shall be completed by promoter is 10.07.2029.
3. That seventy per cent of the amounts realize/d 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.

For S3 INFRAREALITY PVT. LTD.

[Signature]
Authorised Signatory



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4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.
6. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. 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 S3 INFRAREALITY PVT. LTD.

Deponent

Authorised Signatory

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 New Faridabad on this 07 day of February, 2025.

For S3 INFRAREALITY PVT. LTD.

Deponent

Authorised Signatory

I Know the Deponent and He/She
Signed Put. His/Her Thumb
Impression in my Presence.



ATTESTED AS IDENTIFIED

Notary Faridabad (Haryana)

10 MAR 2025

