

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 01/02/2025

Certificate No. G0A2025B1012



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 127538269



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Lion Infradevelopers Llp

H.No/Floor : 2ndfloor

Sector/Ward : 54

Landmark : Ocus technopolise

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 72*****85



Purpose : AFFIDAVIT to be submitted at Authority

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

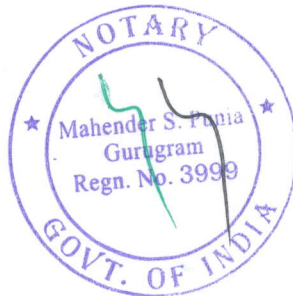
FORM'REP-II'

[Seerule3(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 **Dharmender Singh (Aadhaar: 901478912898) S/o Shri Banwari Lal**, duly authorized by the promoter of the proposed project "**LID PLAZA**" commercial site located at Sector-6, Sohna Road Gurgaon, being developed by Lion Infradevelopers LLP on the Land measuring 0.50 acres vide his authorization **dated 27th January,2025;**

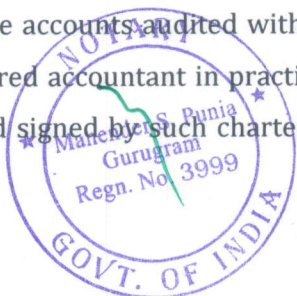


FOR LION INFRADEVELOPERS LLP

AUTHORISED SIGNATORY

I, **Dharmender Singh (Aadhaar: 901478912898) S/o Shri Banwari Lal** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake, and state as under:

1. That the promoter along with M/s. Nitika Propmart Pvt. Ltd, Smt. Sukhpali , Sh. Jatin Lohia S/o Sh. Ravinder Singh Lohia W/o Sh. Satbir Singh and Sh. M.R. Lohia S/o Sh. Phool Singh Lohia and Smt. Satyawati W/o Sh. M.R. Lohia having a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of the title of such land along with an authenticated copies of the agreement between such owners and promoter for the development of the real estate project is enclosed with DPI form.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 15.12.2028
4. That the promoter "**Lion Infradevelopers LLP**" shall be obtained Occupation Certificate "**OC**" **on or before 15.12.2028** from the Competent Authority in respect of the aforesaid commercial project.
5. That seventy percent of the amounts realised by promoter for the realestate 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.
6. 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.
7. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is inproportion to the percentage of completion of the project.
8. That 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 dulycertified and signed by such chartered accountant and it shall be verified during



FOR LION INFRADEVELOPERS LLP


AUTHORISED SIGNATORY

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.

9. That I shall take all the pending approvals on time, from the competent authorities for and on behalf of the promoter.
10. That I shall furnished such other documents for and on behalf of the promoter as have been prescribed by the Act and the rules and regulations made thereunder.
11. 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 LION INFRADEVELOPERS LLP


AUTHORISED SIGNATORY

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 _____.

FOR LION INFRADEVELOPERS LLP


AUTHORISED SIGNATORY

DEPONENT



ATTESTED 

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

10 MAR 2025