

1306/1  
55-11

No. 81a  
N. Sharma  
Estate  
Adarsh Sharma



**FORM 'REP-II'**

[See rule 3(3)]

**AFFIDAVIT CUM DECLARATION**

SUNDER LAL  
STAMP VENDOR  
16 JAN 2025  
GURGAON  
SIGN

Affidavit cum Declaration of Mr. Nitin Sharma, authorised signatory of the proposed project namely "**Birla Arika**" duly authorized by Birla Estates Private Limited.

I, Nitin Sharma, do hereby solemnly declare, undertake and state as under:

1. That Birla Estates Private Limited has the legal title of the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the Occupation certificate shall be obtained is 09-12-2031 and project shall be completed by 09-03-2032.
4. That seventy per cent of the amounts realized by Birla Estates Private Limited for the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Birla Estates Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by Birla Estates Private Limited after it is certified by a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That Birla Estates Private Limited 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



8. That Birla Estates Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That Birla Estates Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Birla Estates Private Limited 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.



### Verification

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

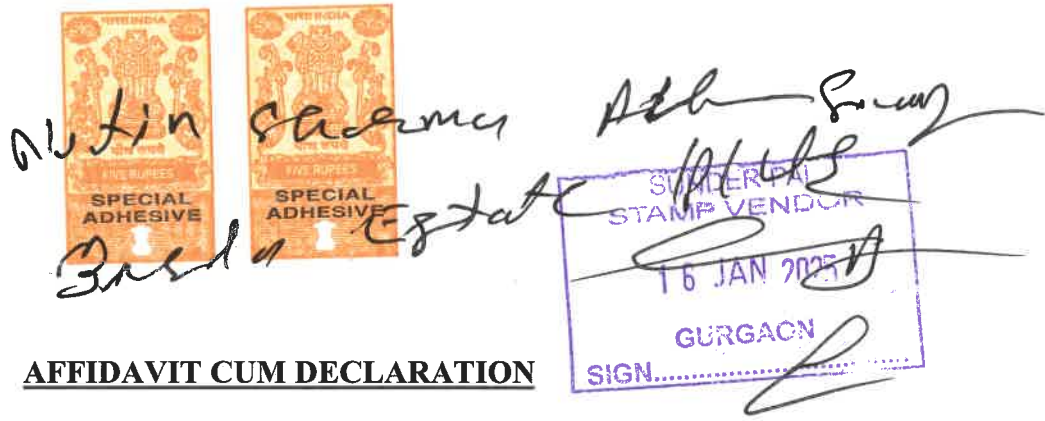
Verified by me at Gurugram on this 16<sup>th</sup> day of January, 2025



ATTESTED  
JOGINDER SINGH  
ADVOCATE & NOTARY,  
GURUGRAM DISTT. (HR.)

16 JAN 2025

18060  
55-11



**AFFIDAVIT CUM DECLARATION**

I, Nitin Sharma, authorized signatory of Birla Estates Private Limited, having its regional office at 5<sup>th</sup> Floor, Tower- 03, Worldmark, Sector- 65, Gurugram, do hereby affirm and undertake as under: -

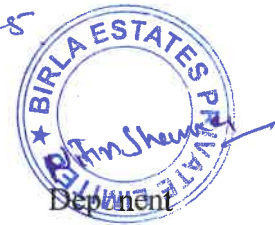
1. That Birla Estates Private Limited is developing a Group Housing Project namely "Birla Arika" at sector 31-32A, village estate Jharsa, Gurugram, Haryana.
2. That we have not promoted, advertise, market, booked, sold or issued any offer for sale, or invited any person to purchase any apartment/ unit in our project.
3. That there is no existing allottees in the above mentioned project.
4. That no consent from existing customer is required regarding the revision of building plans.



**Verification**

The contents of my above Affidavit cum Declaration are correct and nothing has been concealed.

Verified by me at Gurugram on 16<sup>th</sup> day of January, 2025



**ATTESTED**  
JOGINDER SINGH  
ADVOCATE & NOTARY  
GURUGRAM DISTT. (HR.)  
16 JAN 2025

18059  
5/5-18



**AFFIDAVIT CUM DECLARATION**

I, Nitin Sharma, authorized signatory of Birla Estates Private Limited, having its regional office at 5<sup>th</sup> Floor, Tower- 03, Worldmark, Sector- 65, Gurugram, do hereby affirm and undertake as under: -

1. That Birla Estates Private Limited is developing a Group Housing Project namely "Birla Arika" at sector 31-32A, village estate Jharsa, Gurugram, Haryana.
2. That there is no loan on the project land from any financial institution.



Deponent

**Verification**

The contents of my above Affidavit cum Declaration are correct and nothing has been concealed.

Verified by me at Gurugram on 16<sup>th</sup> day of January, 2025



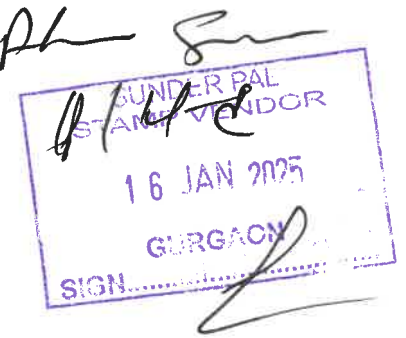
Deponent



ATTESTED  
JOGINDER SINGH  
ADVOCATE & NOTARY  
GURUGRAM DISTT. (HR.)

16 JAN 2025

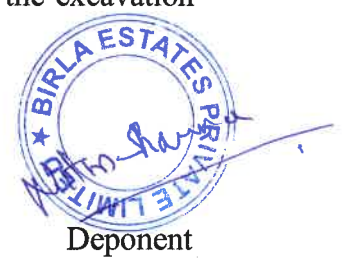
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**AFFIDAVIT CUM DECLARATION**

I, Nitin Sharma, authorized signatory of Birla Estates Private Limited, having its regional office at 5<sup>th</sup> Floor, Tower- 03, Worldmark, Sector- 65, Gurugram, do hereby affirm and undertake as under: -

1. That Birla Estates Private Limited is developing a Group Housing Project namely "Birla Arika" at sector 31-32A, village estate Jharsa, Gurugram, Haryana.
2. That our project land is accessible from 18m wide HUDA road. Which is fully functional and operational.
3. That we will apply for mining permission as soon as we start the excavation process.



**Verification**

The contents of my above Affidavit cum Declaration are correct and nothing has been concealed.

Verified by me at Gurugram on 16<sup>th</sup> day of January, 2025.



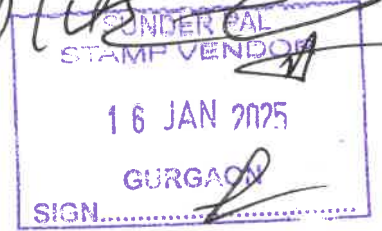
ATTESTED  
JOGINDER SINGH  
ADVOCATE & NOTARY  
GURUGRAM DISTT. (HR.)

16 JAN 2025

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Al Singh  
Birla Estates



**AFFIDAVIT CUM DECLARATION**

I, Nitin Sharma, authorized signatory of Birla Estates Private Limited, having its regional office at 5<sup>th</sup> Floor, Tower- 03, Worldmark, Sector- 65, Gurugram, do hereby affirm and undertake as under: -

1. That Birla Estates Private Limited is developing a Group Housing Project namely "Birla Arika" at sector 31-32A, village estate Jharsa, Gurugram, Haryana.
2. That Forest Land Diversion is not applicable on our project land. Hence, no approval for same is required to be taken from competent Authority.



**Verification**

The contents of my above Affidavit cum Declaration are correct and nothing has been concealed.

Verified by me at Gurugram on 16<sup>th</sup> day of January, 2025.



**ATTESTED**  
JOGINDER SINGH  
ADVOCATE & NOTARY  
GURUGRAM DISTT. (HR.)

16 JAN 2025