

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY

In Re: Project: "The Kingstown Heights" being developed on an area admeasuring 3.497 acres situated at, Village Garauli Kalan, Sector - 37D being developed by M/s Navraj Township Private Limited.

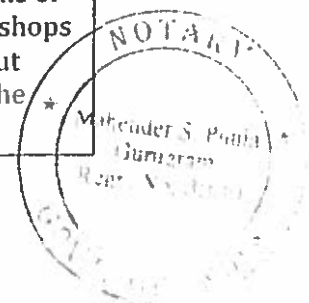
Temp ID: RERA-GRG-PROJ-1826-2024

AFFIDAVIT

I, Raj Singh, Director of Navraj Township Private Limited having registered address at Shop No. - 38, Vatika City Market, Sector - 49, Gurgaon, Haryana, India, 122018, do hereby solemnly affirm and declare as under:

1. That I am the Director/ Promoter of M/s Navraj Township Private Limited, and is fully competent and authored to file this affidavit.
2. That the Promoter is developing a real estate project known under the name and style of "The Kingstown Heights".
3. That the Promoter is seeking the registration of the said project and has applied for the same before the Hon'ble Haryana RERA.
4. That the total licensed area i.e. 6.26406 acres of the Land is being owned by the Land Owners.
5. That the Promoters have executed a 2 Joint Development Agreements having regd. No. 413 dated 12.04.2023 and regd. no 4569 dated 03.07.2023 (hereinafter be referred as "JDA") for development of the aforesaid land under mix land use. Further as per the terms & conditions the duly executed JDA the land Owner/ collaborator are entitled for the 28.5% net saleable area comprising of Residential & Commercial area (both) area.

Collaboration Deed	Saleable Area Share	
	Promoter/ Developer	Owner
Vasika No. - 413 Dated - 12.04.2023	71.5 % of the whole of saleable area of Residential at different locations, category wise and as per the different size and dimensions of units/apartments/shops as per the layout sanctioned by the authorities	28.5 % of the whole of saleable area of Residential at different locations, category wise and as per the different size and dimensions of units/apartments/shops as per the layout sanctioned by the authorities
Vasika No. - 4569 Dated - 03.07.2023	71.5 % of the whole of saleable area of Residential at different locations, category wise and as per the different size and dimensions of units/apartments/shops as per the layout sanctioned by the authorities	28.5 % of the whole of saleable area of Residential at different locations, category wise and as per the different size and dimensions of units/apartments/shops as per the layout sanctioned by the authorities



6. That as per the terms of the aforesaid JDA, the Land Owner has been allotted 107 unit(s) as per their share in the JDA/ Collaboration Agreement. The list of the units allotted to the Land Owner duly accepted and acknowledged by the Land Owner is attached herewith as Annexure A.
7. That the remaining 268 units(s) shall be allocated as per the share of Developer.
8. That the Selling rights of the units allocated to the Landowner would remain with the Developer.
9. That the sale proceeds pertaining to the Landowner's units, when received as per the specific unit's payment plan would be transferred to the Land owner or as mutually decided with the Land Owner.
10. That at the request of the landowners any sale proceeds of units (out of units allocated to landowners) shall be paid to the landowners from the Free Account (30% Account) and also out of proportionate land cost from 70% RERA account as per the construction progress of project and withdrawal shall be done only after filing CA certificates as per RERA norms.
11. That in the circumstance the Promoter is unable to repay the same from the above-mentioned facility, then the Promoter shall ensure the repayment from its own contribution or by any means, as available with the Promoter.

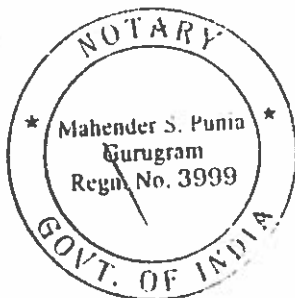
For Navraj Township Pvt. Ltd.


Director

DEPONENT

Verification:

Verified at Gurugram on this ____ February of 2025, that the corresponding paras 1 to 11 of my above affidavit is true to my knowledge and nothing material has been concealed therefrom.



ATTESTED

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

For Navraj Township Pvt. Ltd.


Director

DEPONENT

13 FEB 2025