

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 17/12/2024

Certificate No. G0Q2024L1218



Stamp Duty Paid : ₹ 101

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(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : M s essel Infra Llp

H.No/Floor : 218sf

Sector/Ward : 54

Landmark : Suncity business tower

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 96*****22



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>

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

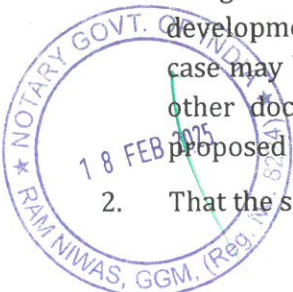
Affidavit cum Declaration of Ms. Essel Infra LLP, promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11.12.2024;

I, Dheeraj Yadav duly authorized by the promoter of the proposed project M/s Essel infra llp, the company duly incorporated within the provision of the companies Act 1956 having its registered office at LGF-10, Vasant Square Mall, Plot-A, Sector-B, Pocket-V, Community Centre , Vasant Kunj, New Delhi-110070 & Corporate office at Suncity Business Tower, Unit No. 224, 2nd Floor, Sector 54, Golf Course road, Gurugram, do hereby solemnly declare, undertake and state as under:-

1. That Promoter has a legal title to the land on which the development of the project is proposed

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances.



For ESSEL INFRA LLP

Designated Partner/Auth. Sign.

3. That the time period within which the project shall be completed and the promoter shall obtain OC on or before 31.01.2030.
4. That seventy per cent of the amounts realised 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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.
7. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. 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 ESSEL INFRA LLP

Designated Partner/Auth. Sign.

Deponent

Verification

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

For ESSEL INFRA LLP

Designated Partner/Auth. Sign.

Verified by me at Gurugram on this 23rd day of January, 2025.




ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

Deponent