






Bond				Indian-Non Judicial Stamp Haryana Government				Date : 07/02/2025	
Certificate No.	G0G2025B609			Stamp Duty Paid : ₹ 101		(Rs. Only)			
GRN No.	127054603			Penalty : ₹ 0		(Rs. Zero Only)			
<u>Deponent</u>									
Name :	Abhijit Joshi								
H.No/Floor :	Pmc062	Sector/Ward :	82a	Landmark :	Dlf primus dlf garden city				
City/Village :	Gurugram	District :	Gurugram	State :	Haryana				
Phone :	89*****05								
Purpose : All Purpose 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)]

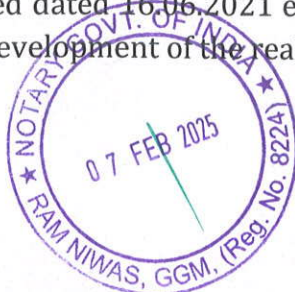
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

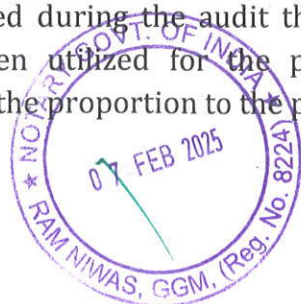
Affidavit cum Declaration of Mr. Abhijit Joshi s/o Ram Swaroop Joshi r/o PMC 062, The DLF Primus, DLF Garden City, Sec 82 A, Gurgaon – 122004 duly authorized by M/s Ashiana Housing Limited (hereinafter to be referred as "Promoter") for Ashiana Amarah **Phase 5** (hereinafter to be referred as "Proposed Project") vide its Board Resolution dated 04.11.2024.

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

1. That M/s Ashiana Housing Limited has a legal title to the land on which the development of the proposed project is to be carried out under a legally valid authentication of title of such land along with an authenticated copy of the registered Sale Deed dated 16.06.2021 executed in favour of the Promoter for the construction and development of the real estate project is enclosed herewith.



2. That the Promoter had availed BG vide BG Number 0037NDDG00030523 from ICICI bank Ltd. of Rs 3,51,42,300/- (Rupees Three Crore Fifty-one Lakh Forty Two Thousand Three Hundred Only) and Promoter has also issued Non-Convertible debentures (NCDs) amounting to Rs 97,00,00,000/- (Rupees Ninety Seven Crores) which has been subscribed by International Finance Corporation for the project Ashiana Amarah.
3. That the time period within which the project shall be completed by the promoter is **15.01.2035**. Part Completion Certificate/Occupation Certificate will be obtained by the promoter, and possession will be handed over to allottees on and before **31.01.2030**. Completion Certificate for the whole project will be obtained on or before **15.01.2035**.
 4. That the Promoter has opened the following bank accounts with ICICI BANK LIMITED, PREET VIHAR, DELHI in compliance of section 4(2)(I) of the Real Estate (Regulations and Development) Act, 2016;
 - a) Ashiana Housing Ltd- Amarah PH-5 Master Collection A/c No. 777705227102
 - b) Ashiana Housing Ltd- Amarah PH-5 Rera A/c No. 777705227103
 - c) Ashiana Housing Ltd-Amarah Ph-5 Escrow A/c No. 777705227104
5. That seventy per cent of the amounts realised by the 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.
6. That the amounts from the separate account (A/c no. 777705227103), 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 by 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.
8. 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.



9. That the promoter shall take all the pending approvals on time, from the competent authorities.
10. That the promoter has furnished such other documents 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.



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 Gurugram on this 07 day of 02-2025.



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