



MS N.S. Buildtech Pvt Ltd  
FORM 'REP-II'  
[See rule 3(3)]

Sr. No.	6283
Amount	19
Purpose/Use	23 APR 2025
RAJ SINGH STAMP VENDOR Gurugram (Haryana)	

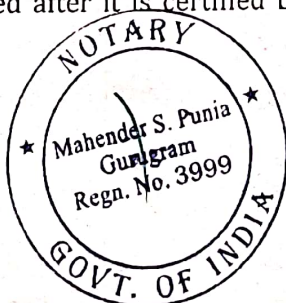
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH  
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ajit Arora promoter of the proposed project namely "Avani Signature Floors" duly authorized by the promoter of the proposed project, vide its authorization dated 04.04.2025; to execute the present affidavit cum declaration.

I, Ajit Arora duly authorized by the promoter of the proposed project namely "Avani Signature Floors" Comprising of floor wise development to be constructed by N. S. Buildtech Private Limited on 35 Plots do hereby solemnly declare, undertake and state as under:

1. That the plots owner has a legal title of the land on which the development of the project is proposed.  
and  
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such plots owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project has been completed by 30.04.2030.
4. That seventy per cent of the amounts realised by N. S. Buildtech Private Limited 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by N. S. Buildtech Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by N. S. Buildtech Private Limited after it is certified by an engineer, an architect and a chartered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.

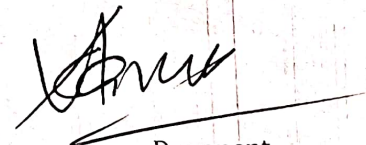
7. That N. S. Buildtech Private Limited shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit 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 N. S. Buildtech Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That N. S. Buildtech Private Limited shall furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That N. S. Buildtech 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.

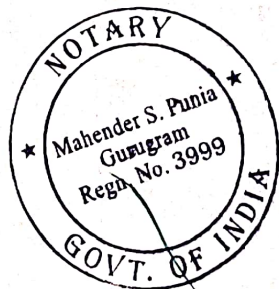
  
Deponent

#### 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 23<sup>rd</sup> day of April on this Tuesday of 2025.

  
Deponent



**ATTESTED**  
**MAHENDER S. PUNIA**  
ADVOCATE & NOTARY  
Distt. Gurugram (Haryana) India

23 APR 2025