




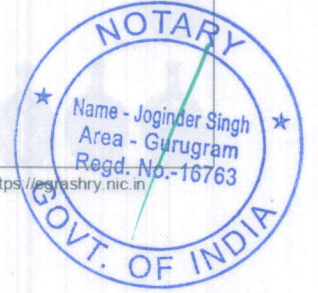


Bond		 Indian-Non Judicial Stamp Haryana Government 		Date : 31/03/2025
Certificate No.	G0312025C1706		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>	
GRN No.	130164508		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>	
Deponent				
Name :	Mnb Build Fab pvt ltd			
H.No/Floor :	5p	Sector/Ward :	43	Landmark : Na
City/Village :	Gurugram	District :	Gurugram	State : Haryana
Phone :	98*****99			
Purpose : DECLARATION 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://egashry.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

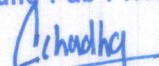
AFFIDAVIT-CUM-DECLARATION

Affidavit-cum-Declaration of Mr. Ankit Chadha S/o Shri Sudhir Chadha, duly authorized by the Promoter of the **"ANANTA VILASA 2.0"** (hereinafter referred as **"Project"**) i.e. MNB Build Fab Private Limited having its registered office at Shop No. 3, Ground Floor, Plot 7/25, Kirti Nagar Industrial Area, Ramesh Nagar, West Delhi, New Delhi, India, 110015 and having its corporate office at Plot No. 5P, 2nd Floor, Sector 43, Golf Course Road, Gurugram, Haryana duly authorised vide its board resolution dated 6th May, 2024.

I, Ankit Chadha, authorized signatory of MNB Build Fab Private Limited (**"Promoter"**) duly authorized by the Promoter of the aforesaid Project, do hereby solemnly declare, undertake, and state as under:

- (1) That the Promoter has legal title to the land on which the development of the Project is proposed;
- (2) That the said land is free from all encumbrances;
- (3) That the time period within which the Project shall be completed by the Promoter is six years and four months i.e. by **31.07.2031**;

For MNB Build Fab Private Limited



Authorised Signatory

- (4) That the proposed date of completion of construction and development work for applying occupancy certificate shall be 31.10.2028;
- (5) That seventy per cent of the amounts realized 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, 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; and
- (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.

For MNB Build Fab Private Limited

Acharya
Authorised Signatory

DEPONENT

VERIFICATION

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified at Gurgaon on this 31st day of March 2025.



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

31 MAR 2025

For MNB Build Fab Private Limited

Acharya
DEPONENT
Authorised Signatory

For MNB Build Fab Private Limited

Authorized Signatory

For MNB Build Fab Private Limited

Authorized Signatory

NOTARIAL
ADVOCATE & NOTARY
CUMMUGRAM DISTRICT

