


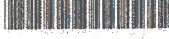



Bond				Indian-Non Judicial Stamp Haryana Government				Date : 05/05/2025	
Certificate No.	G0E2025E4887			Stamp Duty Paid : ₹ 101					
GRN No.	131835591			(Rs. Only)					
				Penalty : ₹ 0					
				(Rs. Zero Only)					
Deponent									
Name : St Patricks Realty pvt ltd									
H.No/Floor : 0		Sector/Ward :		Landmark : Na					
City/Village : Gurugram		District : Gurugram		State : Haryana					
Phone : 89*****10									
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

Affidavit cum Declaration of Mr. Chirag Gehlot, Authorized Signatory of **St. Patricks Realty Private Limited (CIN U45200HR2008PTC037964)** having its registered office at **'The Median, Central Park Resorts, off Sohna Road, Sector 48, Gurugram, Haryana-122018;** duly authorized by the Promoter of Commercial Colony "The Selene Tower" situated in **Village Dhunela, Sector 32, Tehsil Sohna, Gurugram, Haryana,** do hereby solemnly declare, undertake and state as under: -

1. That MLT Propmart Pvt. Ltd. & St. Patricks Realty Pvt. Ltd. (**Land Owners of License no. 163 of 2023 dt. 17.08.2023**) having collaboration with M/s St. Patricks Realty Pvt. Ltd. (**Developer Company**) are and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the promoter for development of the real estate project are enclosed herewith.
2. That there is no encumbrance on the land (3.818 Acres) of the project.
3. That the time period within which the OC of the project shall be obtained by the promoter is **15.05.2030**.
4. That the time period within which the Project shall be completed by the Promoter (Completion Certificate) is **30.06.2030**.
5. That seventy per cent of the amounts realized by Promoter for the real estate Project from the allottees, from time to time, shall be deposited in a separate



account (RERA A/C No. 777705001877) 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.
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.



DEPONENT

VERIFICATION

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



DEPONENT



ATTESTED

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