



Affidavit cum Declaration

Sr. No. 17794
Amount 194
Purpose/Use
04 JUN 2025
L
STAMP VENDOR
(Gurugram, Haryana)

Affidavit cum Declaration of **Anoop Arora**, S/o Sh. Ajit Arora, Land owner in the project as per the MoU/Collaboration Agreement executed as on 06.05.2025 namely "**Avani Signature Floors**". The said Deponent, is authorized under said authorization to execute the present Affidavit cum Declaration;

I, **Anoop Arora**, land owner in the Project namely, '**Avani Signature Floors**' being develop by **M/s N. S Buildtech Private Limited** situated at sector 2, Sohna and 35 Sohna, Dist. Gurugram, Haryana-122103. The promoter '**N. S. Buildtech Private Limited**' has applied for Independent residential floors on 35 plots, out of which 19 plots are owned by me, being developed in collaboration with the Developer under Revenue sharing Arrangement:

Sl. No.	Plot Number	Owner	Sq. Mtr	Sq. Yards
1	N65	Anoop Arora	134.73	161.14
2	N66	Anoop Arora	134.73	161.14
3	N67	Anoop Arora	134.73	161.14
4	N68	Anoop Arora	134.73	161.14
5	N69	Anoop Arora	134.73	161.14
6	N70	Anoop Arora	134.73	161.14
7	N71	Anoop Arora	134.73	161.14
8	N77	Anoop Arora	126.54	151.34
9	N78	Anoop Arora	126.54	151.34
10	N79	Anoop Arora	126.54	151.34
11	N80	Anoop Arora	126.54	151.34
12	N81	Anoop Arora	126.54	151.34
13	N102	Anoop Arora	123.58	147.80
14	N103	Anoop Arora	123.58	147.80
15	N104	Anoop Arora	123.58	147.80
16	N105	Anoop Arora	123.58	147.80
17	N106	Anoop Arora	123.58	147.80
18	N107	Anoop Arora	123.58	147.80
19	N109	Anoop Arora	123.58	147.80

I do hereby solemnly declares, undertake and state as under :

1. That no sale or offer for sale, or invite persons to purchase in any manner on any of the plots or apartment or building, as the case may be has been taken place.
2. That there is no loan from any financial Institution on any of the above Plots/ project.



Anoop Arora
DEPONENT

Verification:

The contents of my above affidavit cum declaration are true and correct as derived from the records maintained by the promoter during the course of the business and nothing material has been concealed by me therefrom. Verified at Gurugram on this 4th day of June, 2025.



DEPONENT



ATTESTED

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

04 JUN 2025



Affidavit cum Declaration

Sr. No.	17791	6
Amount		
Purpose/Use	19 21	
04 JUN 2025		
PAI SINGH STAMP VENDOR Gurugram (Haryana)		

Affidavit cum Declaration of **M/s N. S. Buildtech Private Limited**, a Company incorporated under the provision of Companies Act 1956, acting through its Authorized signatory **Mr. Ajit Arora**, duly authorized vide Board Resolution dated **04.04.2025** for the project namely "**Avani Signature Floors**". The said Deponent, is authorized under said authorization to execute the present Affidavit cum Declaration;

I, **Ajit Arora**, Authorized signatory of the Independent Residential Floors Project namely, "**Avani Signature Floors**" being develop by **M/s N. S Buildtech Private Limited** situated at sector 2, Sohna, Dist. Gurugram, Haryana-122103. The Developer has applied for registration of Independent residential floors development over 35 residential plots, out of which 34 plots are owned by the Landowners/ Plot Owners being developed in collaboration under Revenue sharing Arrangement and one Plot bearing no. N76 having area of 126.54 Sq. Mtr. (151.34 Sq. yards) in the project is owned by the developer company and do hereby solemnly declare, undertake and state as under:-

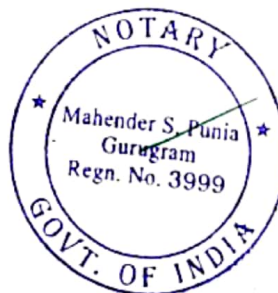
1. That no sale or offer for sale, or invite persons to purchase in any manner on the aforesaid plot, apartment or building, as the case may be has been taken place.
2. That there is no loan from any financial Institution on the aforesaid plot/project.

DEPONENT

Verification:

The contents of my above affidavit cum declaration are true and correct as derived from the records maintained by the promoter during the course of the business and nothing material has been concealed by me therefrom. Verified at Gurugram on this 4th day of June 2025.

DEPONENT



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

04 JUN 2025



Affidavit cum Declaration

Affidavit cum Declaration of **Surjit Kumar Arora**, S/o Sh. Bishamber Lal Arora, Land owner in the project as per the MoU/Collaboration Agreement executed as on 06.05.2025 namely "Avani Signature Floors". The said Deponent, is authorized under said authorization to execute the present Affidavit cum Declaration;

I, **Surjit Kumar Arora**, land owner in the Project namely, 'Avani Signature Floors' being developed by **M/s N. S Buildtech Private Limited** situated at sector 2, Sohna, Dist. Gurugram, Haryana-122103. The Developer '**N. S. Buildtech Private Limited**' has applied for Independent residential floors on 35 plots, out of which following 7 plots are owned by me, being developed in collaboration with the Developer under Revenue sharing Arrangement:

Sl. No.	Plot Number	Owner	Sq. Mtr	Sq. Yards
1	N58	Surjit Arora	134.73	161.14
2	N59	Surjit Arora	134.73	161.14
3	N60	Surjit Arora	134.73	161.14
4	N61	Surjit Arora	134.73	161.14
5	N62	Surjit Arora	134.73	161.14
6	N63	Surjit Arora	134.73	161.14
7	N64	Surjit Arora	134.73	161.14

I do hereby solemnly declares, undertake and state as under :

1. That no sale or offer for sale, or invite persons to purchase in any manner on any of the plots or apartment or building, as the case may be has been taken place.
2. That there is no loan from any financial Institution on any of the above Plots/ project.

DEPONENT

Verification:

The contents of my above affidavit cum declaration are true and correct as derived from the records maintained by the promoter during the course of the business and nothing material has been concealed by me therefrom. Verified at Gurugram on this 4th day of June 2025.



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

DEPONENT

04 JUN 2025





Affidavit cum Declaration

Sr. No. 17694
Amount 1841
Purpose/Use 1841
04 JUN 2025
RAJ SINGH STAMP VENDOR
Gurugram (Haryana)

Affidavit cum Declaration of **Kanha Primeland LLP**, incorporated under the Limited Liability Partnership Act, 2008, acting through its authorized signatory Mr. Ajit Aora S/o sh. Bishamber Lal Arora, vide Partner resolution dated 29.05.2025, Allottee of the residential plots by virtue of Assignment Deed (Tripartite Agreement) executed between the parties.

I, **Ajit Arora**, authorized signatory on behalf of **Kanha Primeland LLP**, the allottee in the Project namely, 'Avani Signature Floors' being developed by **M/s N. S Buildtech Private Limited** situated at sector 2, Sohna, Dist. Gurugram, Haryana-122103. The Developer 'N. S. Buildtech Private Limited' has applied for Independent residential floors on 35 plots, out of which 8 plots are owned by **Kanha Prime Land LLP** being developed in collaboration with the Developer under Revenue sharing Arrangement:

S. No.	Plot No.	Plot Owner	Plot Area (Sq. Mtrs.)	Plot Area (Sq. Yard)
1	N13	M/s Kanha Primeland LLP	125.69	150.33
2	N14	M/s Kanha Primeland LLP	125.69	150.33
3	N15	M/s Kanha Primeland LLP	125.69	150.33
4	N16	M/s Kanha Primeland LLP	125.69	150.33
5	N17	M/s Kanha Primeland LLP	125.69	150.33
6	N18	M/s Kanha Primeland LLP	125.69	150.33
7	N19	M/s Kanha Primeland LLP	125.69	150.33
8	N20	M/s Kanha Primeland LLP	125.41	149.99

We do hereby solemnly declare, undertake and state as under :

1. That no sale or offer for sale, or invite persons to purchase in any manner on any of the above plots or apartment or building, as the case may be has been taken place.
2. That there is no loan from any financial Institution on any of the above Plots/ project.


DEPONENT



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

04 JUN 2025

Verification:

The contents of my above affidavit cum declaration are true and correct as derived from the records maintained by the promoter during the course of the business and nothing material has been concealed by me therefrom. Verified at Gurugram on this 4th day of June, 2025.


DEPONENT




ATTESTED

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

04 JUN 2025



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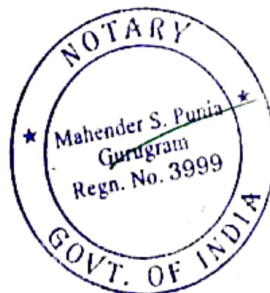
Affidavit cum Declaration

Sr. No.	17293
Amount	100
Purpose/Use	100
04 JUN 2025	
RAJ SINGH STA. VENDOR (Gurgaon, Haryana)	

Affidavit cum Declaration of **M/s N. S. Buildtech Private Limited**, though its Authorized Representative **Mr. Ajit Arora**, duly authorized vide Board Resolution dated **04.04.2025** for the project namely "**Avani Signature Floors**". The said Deponent, is authorized under said authorization to execute the present Affidavit cum Declaration;

I, **Ajit Arora**, authorized signatory of the Independent Residential Floors Project namely, '**Avani Signature Floors**' being develop by **M/s N. S Buildtech Private Limited** situated at Sector 2, Sohna, Dist. Gurugram, Haryana-122103. The Developer/ promoter has applied for Independent residential floors on 35 plots to be developed in collaboration under Revenue Sharing Arrangement with the Landowners/ Plot Owners, do hereby solemnly declare, undertake and state as under:-

1. That **M/s N. S. Buildtech Private Limited** is the promoter of the Independent Residential Floors project namely "**Avani Signature Floors**" situated at Sector 2, Sohna, Distt. Gurugram.
2. That the deponents hereby confirm that for the purpose of compliance under section 4(2)(I)(D) of the Real Estate (Development and Regulation) Act, 2016 shall maintain three separate bank accounts i.e. Master Account (100%), Separate RERA Compliant Account (70%) and Free Account (30%).
3. That the collection from the allottees of the project shall be deposited in **Master Account (Account No. 143602000010863)** maintained with Indian Overseas Bank Ltd, DLF Phase-II, Qutab Enclave Gurugram.
4. That the 70% amount from the aforesaid master customer collection account shall be transferred to **Separate RERA Compliant Account** automatically at the end of each business day. The said Separate RERA Account (**A/c no. 143602000010865**) is maintained with Indian Overseas Bank Ltd, DLF Phase-II, Qutab Enclave Gurugram.
5. That the funds shall be released from Separate RERA Compliant Account only upon submission of relevant certificates as per the provisions of RERA Act, 2016.
6. That no amount from Separate RERA Compliant Account shall be utilised towards repayment/pre-payment of project loan/ facility, if any and this account is in nature of reimbursement account for reimbursement of expenditure incurred and paid on the proportionate land cost and Project construction cost only.



7. That the consideration of ₹ 8495.43 Lakhs against the cost/value of land/plots shall be allocated in the ratio of 45% of the Total Revenue of their plots (excluding pass through and statutory charges) and the remaining amount of total revenue of such plots shall be retained by the promoter for Project Development.
8. That the amount against the land cost shall be transferred/withdrawn from RERA Compliant Account in proportion to the construction of the project.
9. That the proportionate amount of land cost and cost of construction amount shall be transferred from RERA Compliant Account to Free Account after the submission of Architect, Engineer and CA Certificates.
10. That the promoter shall give priority to the construction of the project over the Land Cost payment to the Landowners/ Plot Owners in case of any deficit/ delay in collections.
11. That the promoter shall comply all the provisions of "The Haryana Real Estate Regulatory Authority, Gurugram regarding Real Estate Bank Accounts for the Registered Projects Directions, 2019".



DEPONENT

Verification:

The contents of my above affidavit cum declaration are true and correct as derived from the records maintained by the promoter during the course of the business and nothing material has been concealed by me therefrom. Verified at Gurugram on this 4th day of June 2025.


DEPONENT



ATTESTED

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

04 JUN 2025



AFFIDAVIT

Sr. No. 117203
Amount 19.91
Purpose/Use
04 JUN 2025
RAJ SINGH STAMPENDOR
Gurugram (Haryana)

we are the promoter (s) of the project as per details given below:-

S. No.	Information sought/Items	Details
i	Name of the project	Avani Signature Floors
ii	Location of the project	Sector-2, Sohna, Gurugram
iii	Area of the project under registration	4515.76 Sq. Mtrs
iv	Nature of the project	Residential Independent Floors
v	Project cost	18507.61 Lakhs
vi	Number of units	140 Independent Residential Floors
vii	Licence number and date of validity of license	NA
viii	Date of completion of the project as per registration application	30.06.2029

2. Keeping in view the provisions of section 4 (2) (I) (D) of the Real Estate (Regulation & Development) Act, 2016, a separate account is to be maintained in a scheduled bank wherein 70% of the amounts realized from the allottees of the real estate project from time to time is to be deposited. Out of this account, only the costs of construction and land costs shall be covered and the amounts lying in this account shall be used only for that purpose.

Accordingly, to comply with the above provisions of law, the following three accounts have been opened with **Indian overseas Bank having Branch at DLF Phase II, Qutab Enclave, Gurugram:**

Sr.no.	Type of bank account	A/C No.
1.	Master Account of the project	A/c No. 143602000010863
2.	Separate RERA account of the project	A/c No. 143602000010864
3.	Free account of the promoter of the project	A/c No. 143602000010865

1. **Master Account** - in this account only the entire amount realized from the allottees of the real estate project from time to time shall be deposited.



[Signature]

We further undertake that there shall be no lien on this account No. 143602000010863 opened in Indian Overseas Bank branch DLF Phase II, Qutab Enclave, Gurugram.

2. **Separate RERA Account:** as per the provisions of RERA, a separate account is to be maintained by us i.e., promoter in a scheduled bank wherein 70% or more (if directed by the authority in special circumstances) of the amounts realized from the allottees of the project is to be deposited as per Section 4 (2) (I) (D) of the Act to cover the costs of the construction and land costs of the project and shall be used only for that purposes. The 70% account has already opened by us with Indian Overseas Bank as mentioned above and It shall be a no lien account.

We further undertake that the amounts from the separate accounts shall be withdrawn by us after it is certified by an engineer, architect and the chartered accountant in practice that withdrawal is in proportionate to the completion of the project.

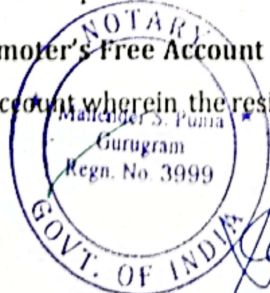
We further undertake that for the purpose of withdrawing the amounts from this separate account, the regulation/directions of the Haryana Real Estate Regulatory Authority, Gurugram regarding withdrawal from the RERA account, the real estate project's bank account directions 2019 shall be strictly followed. The engineer/architect/chartered accountant shall be engaged by us out of the panel if prepared by the authority and shall be paid at the specified rate.

We further undertake that we shall get the accounts audited within six months after the end of every financial year by a chartered account in practice.

We further undertake that statement of accounts duly certified and signed by the chartered accountant shall be submitted to the authority with a verification that the amounts collected for a particular project have been utilized for that project only and withdrawals have been in proportion to the percentage of the completion of the project, within one month from the date of certificate issued by the chartered accountant.

We further undertake to produce statement of accounts along with amounts withdrawn and statement of accounts for every quarter within 15 days after the end of the quarter.

3. **Promoter's Free Account for the Project:** The 'promoters free account' means an account wherein the residual amount after depositing 70% or more (if directed



by the authority in special circumstances) of the amount realized from the allottees in RERA account is deposited.

We further undertake that no lien shall be created on the master account as well as RERA account by the promoter.

We further undertake that we have entered into an understanding/agreement with the authorized signatory/Manager of the bank and authorized the bank to transfer 70% amount in the RERA Account and 30% in the Free Account as and when the amount is received in the Master Account.

We further undertake that RERA may in special circumstances, direct the bank to transfer more than 70% amount in the RERA Account which may go upto 100% in certain eventualities and there may be a situation where some additional amount has to be deposited by the promoter.

In case of on-going projects total amount realized from the allottees of the sold inventory 70% of the total amount shall be deposited in the RERA account minus the expenditure after adjustment of expenditure paid and incurred on land and construction work.

We further undertake that in case the expenditure paid and incurred is more than the deficit amount the same shall be deposited by the promoters from their own resources.


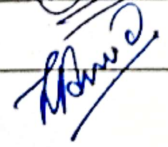
We further undertake that RERA shall have right and the authority to call for information not only of Master Account, RERA Account but also from the Free Account as and when affairs of the promoters are under investigation of the authority.

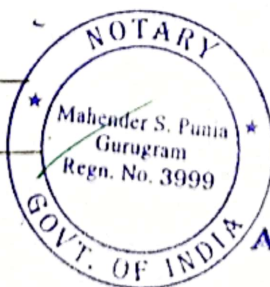

DEPONENT

Verification:

This affidavit is further conceded and agreed to so long in respect of provisions where obligations of the banks have been created.

Signed by me Authorized signatory/ In witnesses thereof:

1. 
2. 



ATTESTED


DEPONENT

04 JUN 2025

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

