

Ades

SHYAM DASS
STAMP VENDOR
GURGAON
04 SEP 2025
ST. No. 0000
Signature [Signature]

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. Sandeep Kumar Yadav duly authorized by the partners vide Board Resolution dated 28th June of 2025 of Address Infrastructures Pvt. Ltd. of the proposed project Commercial SCO (High Rise) over total area of 0.1934 Acres namely "3XCROSSING SQUARE" falling in Sector 109 Gurugram, Haryana.

I, Sandeep Kumar Yadav [promoter of the proposed project/duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. I have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. 10% of Saleable Area i.e. 0.13343 Acres Bearing Plot No. 12, 13, 14, 15, 24, 25, 26 against the Bank guarantee on account of EDC in respect to Licence No. 95 of 2021 dated 12.11.2021 granted for development of Commercial Plotted Colony on the land admeasuring 3.6423 acres in the revenue estate of Village – Chauma, Sector-109, Gurugram.
3. That the details of encumbrances including details of any rights, title, interest, dues, litigations and name of any party in or over such land is as under:

S No.	Name of Borrower	Name of Lender	Details of facility	Nature of Rights, Title, Interest	Litigations
1.	Address Infrastructures Pvt.	Bajaj Housing Finance Limited	Financial facility issued by Bajaj Housing Finance Limited of Rs. 900.00 Lakhs	Hypothecation on Plot No. 9	N/A



4. That the time period within which promoter shall obtain OC is on or before 31-Oct-2029.
5. That seventy per cent of the amounts realised by [me/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 [me/the promoter] in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn [me/ 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 [I/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 [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
10. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, SCO as the case may be, on the grounds of sex, cast, creed, religion etc.

For Address Infrastructures Pvt. Ltd.

Deponent
Authorised Signatory

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 3rd Sep, 2025.



ATTESTED

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

For Address Infrastructures Pvt. Ltd.

Deponent
Authorised Signatory