



Certificate No. G0R2019F105

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 48254728

Penalty : ₹ 0
(Rs. Zero Only)**Deponent**

Name: Ashiana Housing Ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 0

Purpose : OTHERS to be submitted at Others



**EELAM
STAMP VENDOR**
Panchayat Bhawan, Gurgaon
S.V.6/2016 2101/RA

FORM 'REP-II'

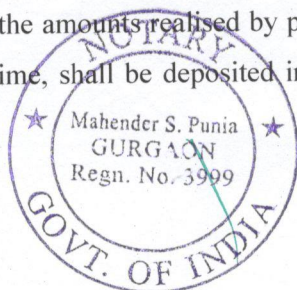
[See rule 3(3)]

Affidavit cum Declaration

**Affidavit cum Declaration of Mr. Shantanu Haldule duly authorized by the Promoter of the
proposed Project vide the authorization dated 15.11.18**

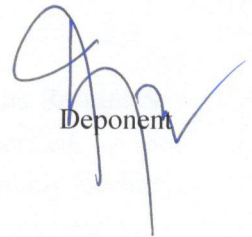
I, Shantanu Haldule S/o Shri Suresh Haldule, aged 52 years, C/O, 3D, Victoria Raisina Residency, Golf Course Road Extn, Sector -59, Badshahpur, Gurgaon, Haryana, duly authorised by the Promoter of the proposed project Ashiana Anmol Plaza Phase I, do hereby solemnly declare, undertake and state as under:

1. That Universe Height (India) Private Limited has a legal title to 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 owner and promoter for development of the real estate project is enclosed herewith.
2. That the Whole Land is free from encumbrances.
3. That the project is completed and the Promoter has filed for Occupancy Certificate for the project.
4. That seventy per cent of the amounts realised by 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That Promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

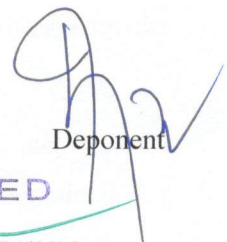

Deponent

Verification

I, Shantanu Haldule S/o Shri Suresh Haldule, aged 52 years, C/O, 3D, Victoria Raisina Residency, Golf Course Road Extn, Sector -59, Badshahpur, Gurgaon, Haryana, do hereby verify that the contents in Para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at New Delhi on this ____th day of December, 2018.




Deponent

ATTESTED
MAHENDER S. PUNIA,
Advocate & Notary
Distt. Gurugram (Haryana) India

18 JUN 2019