

**Indian-Non Judicial Stamp
Haryana Government**

Date : 10/09/2025

Certificate No. G0J2025I425



Stamp Duty Paid : ₹ 101

GRN No. 139303943



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Abhijit Joshi

H.No/Floor : Pmc062

Sector/Ward : 82a

Landmark : Dlf primus dlf garden city

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****37



Purpose : All Purpose 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, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER****Affidavit cum Declaration**

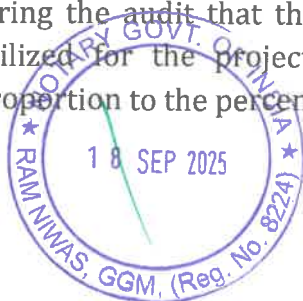
Affidavit cum Declaration of Mr. Abhijit Joshi s/o Ram Swaroop Joshi r/o PMC 062, The DLF Primus, DLF Garden City, Sec 82 A, Gurgaon – 122004 duly authorized by M/s Ashiana Housing Limited (hereinafter to be referred as "Promoter") for **Ashiana Aaroham Phase 1** (hereinafter to be referred as "Proposed Project") vide its Board Resolution dated 14.07.2025.

I, Abhijit Joshi duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s Ashiana Housing Limited has a legal title to the land on which the development of the proposed project is to be carried out under a legally valid authentication of title of such land along with an authenticated copy of the registered Sale Deed dated 07.10.2024 executed in favour of the Promoter for the construction and development of the real estate project is enclosed herewith.



2. That the Promoter has also issued non-convertible debentures (NCDs) amounting to Rs 250,000,000/- (Rupees 250 Crores), out of which (NCDs) amounting to Rs 1,00,00,00,000/- (Rupees 100 Crores) has been subscribed by International Finance Corporation (NCDs) amounting to 1,250,000,000/- (Rupees 125 Crores), have been subscribed ICICI for the purpose of financing the project Ashiana Aaroham.
3. That the time period within which the project shall be completed by the promoter is **31.12.2030**. Completion Certificate/Occupation Certificate will be obtained by the promoter, and possession will be handed over to allottees on and before **31.08.2030**. Completion Certificate for the whole project will be obtained on or before **31.12.2030**.
 4. That the Promoter has opened the following bank accounts with ICICI BANK LIMITED, SHOP NO. 75 & 76, JMS CROSSWALK, SECTOR 93, Gurugram, HARYANA – 122005 in compliance of section 4(2)(l) of the Real Estate (Regulations and Development) Act, 2016.
 - a) Ashiana Housing Ltd- Aaroham PH-1 Master Collection A/c No. 008305019638
 - b) Ashiana Housing Ltd- Aaroham PH-1 Rera A/c No. 008305019637
 - c) Ashiana Housing Ltd- Aaroham PH-1 Escrow A/c No. 008305019639
5. That seventy per cent of the amounts realised 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 (A/c no. 008305019637), 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.



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 ____ day of ____.



ATTESTED

RAM NIWAS, ADVOCATE
NOTARY PUBLIC (H.R.) INDIA