



Indian-Non Judicial Stamp Haryana Government



Date : 05/08/2026

Certificate No. GBE2026H7



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 156738893



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Homekraft Infra Pvt Ltd

H.No/Floor : Nil

Sector/Ward : 99a

Landmark : Nil

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 87*****05



Purpose : AFFIDAVIT to be submitted at As applicable

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REP-II

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

I, Rajeev Gupta, Son of Mr. Janak Raj, resident of 785, Near DLF Course Road, Sector 43, Sikanderpur Ghosi(86), Gurgaon, Haryana – 122002, being the Authorized Signatory of Homekraft Infra Pvt. Ltd. [(CIN No. U70200DL2017PTC314287) (PAN No. AAECHE1147A)], a company existing under the Companies Act, 2013 and having its registered office at 711/92, Deepali, Nehru Place, New Delhi, South Delhi, New Delhi - 110019, do hereby solemnly declare, undertake and state as under:-

That I am the Authorized Signatory of Homekraft Infra Pvt. Ltd. [(CIN No. U70200DL2017PTC314287) (PAN No. AAECHE1147A)], a company existing under the Companies Act, 2013 and having its registered office at 711/92, Deepali, Nehru Place, New Delhi, South Delhi, New Delhi - 110019, who has been duly authorized vide Board Resolution dated 11/08/2025.

That Homekraft Infra Pvt. Ltd. is the promoter and developer of the Proposed Group Housing project – “ATS Grandstand Phase-2”, situated at Sector – 99 A, Gopalpur, Gurugram.

I, Rajeev Gupta, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under.

For HOMEKRAFT INFRA PVT. LTD.

Authorised Signatory



1. That the Confirming Party, M/s Hasta Infrastructure Pvt. Ltd., having its registered office at 296, Forest Lane, Sainik Farms, Neb Sarai, New Delhi – 110068, had previously entered into a Development Agreement bearing No. 1314 dated 15.04.2013 with M/s ATS Realworth Pvt. Ltd., a company incorporated under the Companies Act, 2013 and having its registered office at 711/92, Deepali, Nehru Place, New Delhi – 110019. Subsequently, M/s Homekraft Infra Pvt. Ltd. obtained approval for change of developer from M/s Hasta Infrastructure Pvt. Ltd., vide Endst No. LC-2806/JE(SJ)/2026/21635 dated 19/06/2026.
2. That the project is forming part of licensed land and encumbered in favour of **Vistra ITCL (India) Limited** as the security trustee/lender for a loan facility of **₹250 Crores** availed by the Promoter. The said charge/encumbrance extends over the entire licensed land covered under the licence. That the said project is encumbered in favor of Vistra ITCL (India) limited
3. That the time period within which the project shall be completed by [me/promoter] is 30/06/2031. Occupancy Certificate will receive on and before 31/03/2031 and completion certificate on and before 30/06/2031.
4. That seventy per cent of the amounts realized 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.
5. 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.
6. 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.
7. 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.
8. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/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 05/08/2026.

Auth/Deponent Signatory

For HOMEKRAFT INFRA PVT. LTD.

Authorised Signatory
Deponent



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (H.R.) INDIA