

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 18/09/2025

Certificate No. GFR2025I5



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 139474811



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Ashiana Dwellings Pvt. Ltd

H.No/Floor : 00

Sector/Ward : 02

Landmark : Sohna

City/Village : Sohna

District : Gurugram

State : Haryana

Phone : 98*****47



Purpose : Affidavit 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'

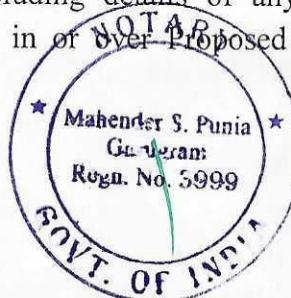
[See rule 3(3)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ramphal Yadav, Authorized Signatory of M/s Ashiana Dwellings Private Limited (**"Promoter"**) duly authorized vide board resolution dated **06.05.2025** by the Promoter of the Project **"Ashiana Mulberry Phase – IV"** admeasuring 1.67 acres situated at Sector-2, Village & Tehsil Sohna, District Gurugram, Haryana (hereinafter referred as **"Proposed Project"**) which is a part of Licensed Project Land admeasuring 10.25 acres having Licence No. 16 of 2014 dated 10.06.2014:

I, Ramphal Yadav duly authorized by the promoter of the Proposed Project do hereby solemnly declare, undertake and state as under:

1. That M/s Ashiana Dwellings Private Limited has a legal title to the land on which the development of the Proposed Project is proposed.
2. That detail of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over Proposed Project Land is enclosed as **Annexure I.**

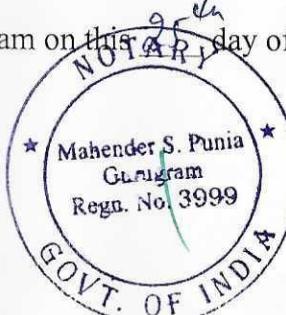


3. That the Promoter shall obtain Occupancy Certificate for the Proposed Project on or before **31.08.2030**. ("OC Date").
4. That the time period within which the entire Licensed Project shall be completed by Promoter is **31.08.2036**. ("CC Date")
5. That seventy per cent of the amounts realised by 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.
6. That the amounts from the separate account, to cover the cost of the Proposed Project, shall be withdrawn by promoter in proportion to the percentage of completion of the Proposed 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 Proposed 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.

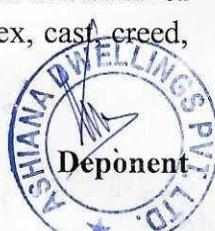
Verified by me at Gurugram on this 25th day of September, 2025



ATTESTED

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

25 SEP 2025



Annexure I

Details of Encumbrance over Proposed Project Land

SN	Name of Charge Holder	Nature of Debentures Issued	Value Of Debentures Outstanding	Charge
1	IDBI Trusteeship Services Limited as Debenture Trustee on behalf of Niche Financial Services Private Limited	Secured Redeemable Optionally Convertible Debentures OCDs Series I	58,75,56,250/-	First Ranking <i>pari passu</i> over Project Land
Total			58,75,56,250/-	

