Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 30/07/2025

Certificate No. G0302025G5168

GRN No. 137546727

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Advance India Projects ltd

H.No/Floor : 5thfloor Sector/Ward : 62 LandMark : Aipl business golf course road

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 99******65

Buyer / Second Party Detail

Name : As per details given below

H.No/Floor : Na Sector/Ward : Na LandMark : Na

City/Village: Na District : Na State : Na

Phone : 99******65

Purpose : ALL PURPOSE

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

NOTARY GOVT. OF INDIA
RAM NIWAS, GGM, (Reg. No. 8224)
06 AUG 2025

Advance India Projects Limited
Authorised Signatory

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. Mahir Pruthy duly authorized by the promoter M/s Advance India Projects Limited, of the proposed project, vide his authorization dated 14th November 2024.

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

1. That M/s Advance India Projects Limited has a legal title and license 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 is enclosed herewith.

2. That the said AIPL Autograph project/land is under encumbrance in favor of Asia Opportunities (Singapore) Pte. Limited Trust through its trustee Catalyst Trusteeship Limited.

3. The promoter shall obtain the occupation certificate on or before 30.06.2029 and the completion certificate on or before 30.09.2029. Thus, the period within which the project shall be completed by the promoter is 30.09.2029.

4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

6. 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.

7. 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.

8. That the promoter shall take all the pending approvals on time, from the competent authorities.

NOTARY GOVT. OF INDIA ★ RAM NIWAS, GGM. (Reg. No. 8224) ★ 06 AUG 2025

Advance India Projects Limited Authorised Signatory

9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. 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.

Advance India Projects Limited Authorised Signatory

Deponent

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 _____.

Advance India Projects Limited Authorised Signatory

Deponent

NOTARY GOVT. OF INDIA ★ RAM NIWAS, GGM, (Reg. No. 8224) ★ 06 AUG 2025

ATTESTED

RAM NIWAS, ADVOCATE
NOTARY GURUGRAM (HR.) INDIA