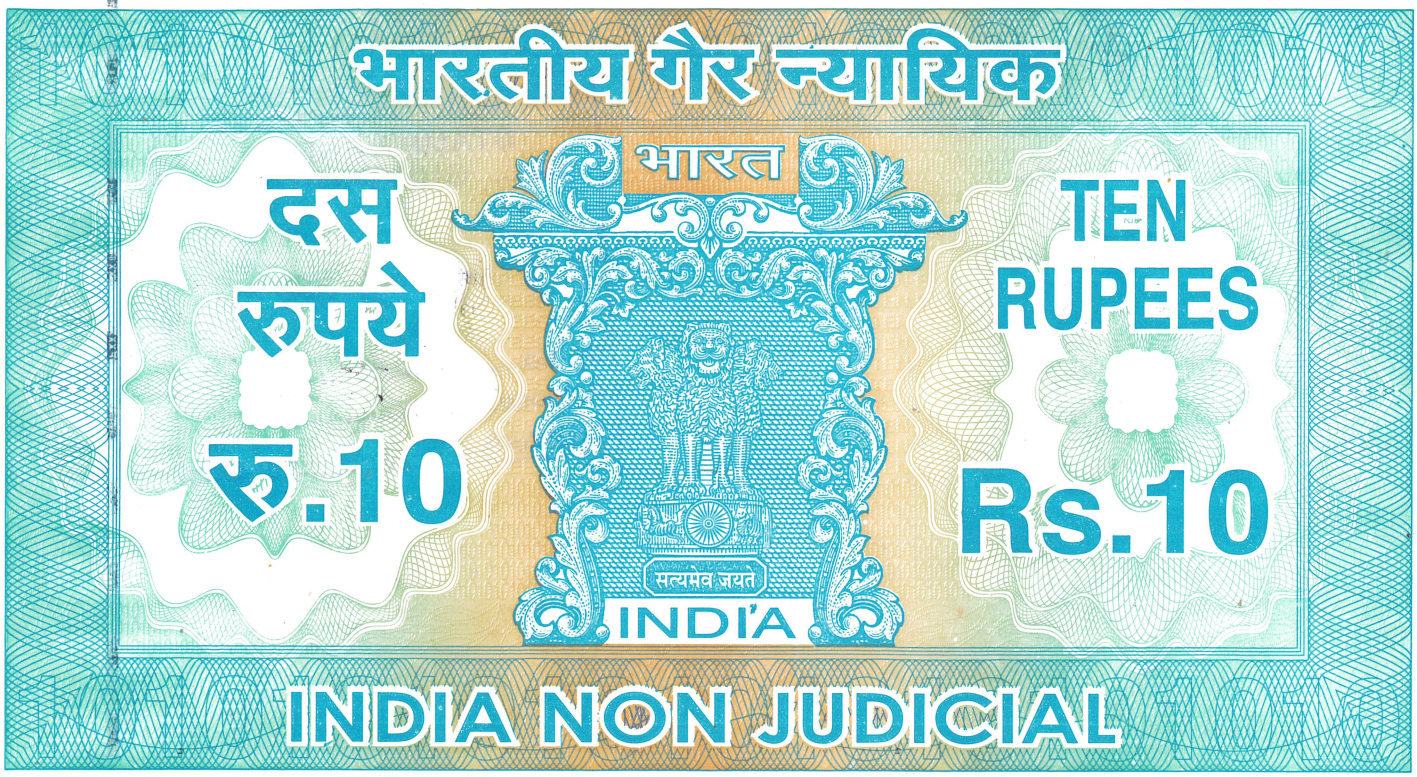


हरियाणा HARYANA

55AA 570452

NOTARY
RAM NIWAS MALIK
GURUGRAM
Reg. No. 8224
GOVT. OF INDIA

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. Bharat Vigmal, Authorized Signatory of M/s Aawam Residency Private Limited ("Company") (CIN# U70109HR2020PTC091883) having its registered office at 41st Floor, Tower 1, International Financial Centre, Sector 66 Gurugram duly authorized by the company vide its authorization dated: 11.04.2024 The company which is in the process of development of **"M3M Soulitude 2",** Independent Floors over an Affordable Residential Plotted Colony over an area admeasuring 6.88 Acres out of 31.7 acres of Residential Plotted area in 57.4 Acres Licenced Land situated in Sector 89, Gurugram.

I, Mr. Bharat Vigmal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s Aawam Residency 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 the authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

   Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said project is free from all encumbrances.
3. That the time period within which the project shall obtain the occupation certificate and completion certificate is 03.04.2027.
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 by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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.
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.

For Aawam Residency Private 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.

For Aawam Residency Private Limited

Verified by me at 19th Day of October 2024.

Authorised Signatory

Deponent

NOTARY
RAM NIWAS MALIK
GURUGRAM
Reg. No. 8224
GOVT. OF INDIA

ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

19 OCT 2024