





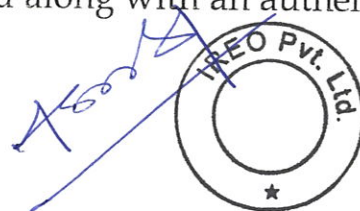
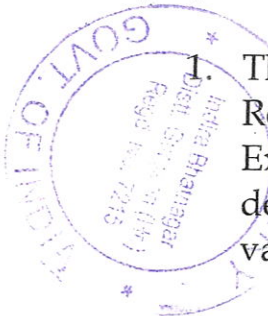
Affidavit		<b>Indian-Non Judicial Stamp Haryana Government</b>		Date : 26/07/2017	
Certificate No.	G0Z2017G887		Stamp Duty Paid : ₹ 101		
GRN No.	29481837		(Rs. Only)		
			Penalty : ₹ 0		
			(Rs. Zero Only)		
<b><u>Deponent</u></b>					
Name :	Ireo Pvt Ltd				
H.No/Floor :	Luminare	Sector/Ward :	59	Landmark :	Ghata
City/Village :	Behrampur	District :	Gurgaon	State :	Haryana
Phone :	8527597964				
					
Purpose :	Affidavit cum Undertaking to be submitted at Concern authority				

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ashish Singhal, authorized signatory vide board resolution dated 30/06/2017 the Co Promoter Company (IREO Private Limited) of the proposed project named as Luminare Phase-1.

I, Ashish Singhal duly authorized by the Co-promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s. Adson Software Private Limited, M/s. Ornamental Realtors Private Limited M/s. BTVS Buildwell Private Limited & Base Exports Private Limited have a legal title 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 along with an authenticated



copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That details of encumbrances are as follows: including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

a. **Details of encumbrance:** Mortgage created on Subject Lands and on the development rights by deposit of title deeds by Mahindra Homes Private Limited (on behalf of landowners), in favour of Axis Trustee Services Limited (acting on behalf of HDFC Bank). In that regard, the Declaration of mortgage dated May 19, 2016 and Memorandum of Entry dated May 20, 2016 were executed by the parties.

b. **Details of any rights, title, interest, dues:** Nil

c. **Details of litigation:** Nil

3. That the time period within which the project shall be completed by promoter is March 2020 (Including 6 months grace period).

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.

