

Affidavit

 **Indian-Non Judicial Stamp  
Haryana Government** 

Date : 10/10/2025

Certificate No. G0J2025J3903  Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 140919135  Penalty : ₹ 0  
(Rs. Zero Only)

**Deponent**

Name : Maxestates Gurgaontwo Limited  
H.No/Floor : Maxhouse Sector/Ward : 335/2 Landmark : Na  
City/Village : New delhi District : Delhi State : Delhi  
Phone : 96\*\*\*\*\*68 

Purpose : AFFIDAVIT to be submitted at Haryana real estate regulatory authority gurugram

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

This stamp paper is attached to and is an integral part of Affidavit Form REP-II of Estate 361 Project regarding application for registration of Project situated at Village Harsaru, Sector 36A, Gurugram, Haryana developed by Max Estates Gurgaon Two Limited



**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 Max Estates Gurgaon Two Limited Promoter of the proposed Project Estate 361, duly authorized by the Promoter of the proposed Project, vide its Board Resolution dated 25.09.2025.

I, Sanjeev Ailawadi duly authorized by the promoter of the proposed do hereby solemnly declare, undertake and state as under:

1. That the Project "Estate 361" is being developed by the Promoter and the land of the said Project is owned by Namu Realtech Pvt. Ltd. having its office at 461-462, Udyog Vihar, Phase-III, Gurugram, Haryana, PIN-122016 (Landowner).
2. That Namu Realtech Pvt. Ltd. has a legal title to the land on which the development of the Project is proposed is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of Joint Development Agreement between such Land Owner and Developer Promoter for development of the real estate Project is enclosed herewith.
3. That the said land is free from any encumbrances, except as disclosed by the Landowner/Developer before Haryana Real Estate Regulatory Authority with respect to the pending litigation.
4. That the time period within which the Promoter shall obtain the Occupancy Certificate of the said Project is 30.09.2033.
5. That since the Project is being developed in more than one phases, the Completion of the Project will be issued by the Competent Authority only after issuance of Occupancy of the whole Project
6. 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.
7. 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.
8. 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.



9. 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.
10. That the promoter shall take all the pending approvals on time, from the competent authorities.
11. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
12. 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.



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 \_\_\_\_\_ on this \_\_\_ day of \_\_\_\_\_.



Deponent