



हरियाणा HARYANA

FORM 'REP-II'
[See rule 3(3)]

44AA 261987

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Saahil Bhatia Director of Green Heights Projects Pvt. Ltd., promoter of the proposed project duly authorized vide his authorization dated 06.07.2017;

I, Saahil Bhatia Director of Green Heights Projects Pvt. Ltd., promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Paradise Systems Private Limited has 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 as Annexure-5 with REP-I.
2. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land. The Project is part of the matter being heard in the Hon'ble Supreme Court in Civil Appeal No.8788 of 2015. Construction approvals are held in abeyance by concerned authorities as the matter is sub-judice.
3. That the time period within which the project shall be completed by [me/promoter] is subject to removal of restrictions imposed by the concerned authorities as per clause 2 above. The project will be completed in 24 months after removal of restrictions.

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DIRECTOR

4. That seventy per cent of the amounts realised by [me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/ the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 [I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I/ the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/ the promoter] [have/ has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I / 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.

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Deponent DIRECTOR

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

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Verified by me at Gurugram on this 26th day of July, 2017.

Deponent DIRECTOR