

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. Anil Kumar** duly authorized to solemnly declare, undertake and state as under duly authorised by resolution dated **28.11.2024**

1. That Fantasy Exim 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 collaboration agreement between J Infratech Limited in collaboration with Fantasy Exim Private Limited for development of the real estate project is enclosed herewith.
2. That the said land is free from all the encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31st December 2030 and the Occupation Certificate of the Project shall be obtained by the Promoter by 30th September 2031.
4. That seventy per cent of the amounts realized by promoter or the real estate project from the Allottees, from time to time, shall be deposited in a separate bank account (114305001371) 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.

Fantasy Exim Pvt. Ltd.
Deponent
Auth. Signatory

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 27th day of November 2025.

Fantasy Exim Pvt. Ltd.
Auth. Signatory
Deponent



ATTESTED

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