

10 Rupees

Charandas

STONDER PAL
STAMP VENDOR
11 JUL 2024
GURGAON
SIGN.....

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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. Charandas duly authorized by the Director vide Board Resolution dated 13th Feb. 2024 at 11:00 AM of 4S Developers Pvt. Ltd. of the proposed project Affordable Group Housing Colony over total area of 7.207 Acres namely "Aster Avenue 36" falling in Sector 36, Sohna, Distt- Gurugram, Haryana.

I, Charandas [promoter of the proposed project/duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. I 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.

   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. The details of encumbrances including details of any rights, title, interest, dues, litigations and name of any party in or over such land is as under

S.No.	Name of Borrower	Name of Lender	Details of Facility	Nature of Right, Title and Interest	Litigations
1.	4S DEVELOPERS PRIVATE LIMITED	CSL FINANCE LIMITED & RAJASTHAN GLOBAL SERVICES PRIVATE LIMITED	Financial facility of INR 12000 Lakhs	Hypothecation of project land and any construction thereon	N/A

NOTARY
Name - Joginder Singh
Area - Gurugram
Regd. No.-16763
GOVT. OF INDIA

3. That the time period within which the project shall obtain CC is on or before 31.12.2030 and OC on or before 31.12.2029
4. That seventy per cent of the amounts realized 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 utilized 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.

NOTARY
Name - Joginder Singh
Area - Gurugram
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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 Gurugram on this 11th July of 2024.

Deponent

ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
Teh. Wazirabad, Distt. Gurugram (Hr.)

11 JUL 2024