



हरियाणा HARYANA

FORM 'REP-II'

K 414165

[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. Sandeep Chhillar, Director of Landmark Apartments Pvt. Ltd. & promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide his authorization dated 05/12/2024

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

1. That I have a legal title to the land on which the development of the project is proposed  
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. The said land is free from all encumbrances.
3. That the promoter shall obtain Occupation Certificate of phase applied for registration of project on or before 31.05.2033 and Completion Certificate shall be obtained by 31.05.2039.
4. That seventy per cent of the amounts realised by me 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.



For Landmark Apartments Private Limited

Director

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by me after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That I 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.

For Landmark Apartments Private Limited

  
Director  
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 01<sup>st</sup> day of December 2025.

For Landmark Apartments Private Limited

  
Director  
Deponent



ATTESTED  
JOGINDER SINGH  
ADVOCATE & NOTARY  
Tehsil Wazirabad, Distt. Gurugram (Hr.)  
M. 9810778999

01 DEC 2025