



हरियाणा HARYANA

F 898854

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. Manit Jaju S/o Late Sh. Mal Chand Jaju, duly authorized by M/s. Pioneer Urban Land & Infrastructure Limited (promoter) of the proposed project, vide their Board authorization dated 13th June 2017.

I, Manit Jaju, President (Operations & Corporate Affairs), Authorized Signatory, duly authorized by Pioneer Urban Land & Infrastructure Limited (promoter) of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s. Pioneer Urban Land & Infrastructure Limited (promoter) 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.
2. That the said land is free from all encumbrances excepting a charge over the said project land in favor of HDFC, against the Project Loan sanctioned thereof.
3. That the time period within which the project shall be completed by M/s. Pioneer Urban Land & Infrastructure Limited (promoter) is 30th December 2019.
4. 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.

For Pioneer Urban Land & Infrastructure Ltd.

Authorised Signatory

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s. Pioneer Urban Land & Infrastructure Limited (promoter) in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by M/s. Pioneer Urban Land & Infrastructure Limited (promoter) after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that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 M/s. Pioneer Urban Land & Infrastructure Limited (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 M/s. Pioneer Urban Land & Infrastructure Limited (promoter) shall take all the pending approvals on time, from the competent authorities.

9. That M/s. Pioneer Urban Land & Infrastructure Limited (promoter) has furnished, to the best extent, such other documents as have been prescribed by the Act and the draft rules, as and regulations (not released yet) made thereunder.

10. That M/s. Pioneer Urban Land & Infrastructure Limited (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.

For Pioneer Urban Land & Infrastructure Ltd.

  
Deponent

Authorised 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 this \_\_\_ day of 27-JULY-2017

For Pioneer Urban Land & Infrastructure Ltd.

  
Deponent

Authorised Signatory