

41574

Ashiana Dwellings Pvt Ltd



Sl. No. ....  
 Amount..... 100  
 Purpose/Use.....  
 22 JUL 2017  
 RAJ SINGH STAMP VENDOR  
 Gurgaon (Haryana)

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

468  
333

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 M/s Ashiana Dwellings Private Limited, promoter of the proposed project;

I, Rohit Raj Modi, duly authorized by the promoter of the proposed project vide Board Resolution dated May 15, 2017 do hereby solemnly declare, undertake and state as under:

1. That promoter has 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. That details of encumbrances with Financial Institutions including details of any rights, title, interest, dues, litigation and name of any party in or over such land is as under:

S No.	Name & Address of Financial Institution	Loan Sanctioned (Rs. in Cr.)	Loan Disbursed (Rs. in Cr.)	Loan Outstanding (Rs. in Cr.)	Type of Charge
1.	IDBI Trusteeship Services Limited having Registered Office at Asian Bldg., Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400001 as Security Trustee to Housing Development Finance Corporation Limited having Registered Office at Raman House, 169, Backbay, Reclamation, Mumbai - 400 020 (FUND BASED)	50.00	23.50	22.60	First Pari Passu Charge
2.	IDBI Trusteeship Services Limited having Registered Office at Asian Bldg., Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400001 as Security trustee to Vijaya Bank having Registered Office at 41/2, M.G. Road, Bangalore 560001 (NON FUND BASED)	9.46	7.84	7.84	First Pari Passu Charge
3.	IDBI Trusteeship Services Limited having Registered Office at Asian Bldg., Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400001 as Debenture Trustee	64.806	64.806	64.806	Second Charge



For Ashiana Dwellings Private Limited

Rohit Raj Modi

Director

to Indiareit fund Scheme V acting through its Trustees Vistra ITCL (India) Limited having Registered Office at IL & FS Financial Centre Plot No C22 G Block Bandra Kurla Complex Bandra, East Mumbai - 400051 (FUND BASED)				
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3. That the time period within which the project shall be completed by promoter is June 30, 2020.
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.
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 by 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. For Ashiana Dwellings Private Limited.

*Nohit Raj Mehta*  
 Deponent/Director

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 Haryana on this 28<sup>th</sup> day of July' 2017.

For Ashiana Dwellings Private Limited.

*Nohit Raj Mehta*  
 Director  
 Deponent



ATTESTED  
*[Signature]*  
 VIJAY KUMAR  
 ADVOCATE & NOTARY  
 Distt Gurgaon (Haryana) India  
 31 JUL 2017