



40604

Sr No.
Amount	100 AS
Purpose/Use	AS
20 JUL 2017	
RAJ SINGH STAMP VENDOR Gurgaon (Haryana)	

338

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 M/s Ashiana Landcraft Realty Private Limited promoter of the proposed project;

I, Rohit Raj Modi, duly authorized by the promoter of the proposed project vide Board Resolution dated November 10, 2016 do hereby solemnly declare, undertake and state as under:

1. That **Brock Developers Private Limited** having Registered Office at Flat No. 621-A, 6th Floor Devika Towers, 5, Nehru Place, New Delhi – 110019 (Landowner) 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 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.	PNB Housing Finance Limited 9th Floor Antriksh Bhawan 22 K G Marg New Delhi - 110001	175.00	160.00	159.96	First
2.	IDBI Trusteeship Services Limited Asian Bldg, Ground Floor, 17, R Kamani Marg, Ballard Estate, Mumbai 400001	169.98	169.98	114.92	Second
3.	IDBI Trusteeship Services Limited Asian Bldg, Ground Floor, 17, R Kamani Marg, Ballard Estate, Mumbai 400001	10.00	10.00	10.00	Second



For ASHIANA LANDCRAFT REALTY PVT. LTD.
Rohit Raj Modi

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 LANDCRAFT REALTY PVT. LTD.
Rohit Raj Mehta
Managing 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 Haryana on this 28th day of July' 2017



ATTESTED
[Signature]
VIJAY KUMAR
ADVOCATE & NOTARY
Distt. Gurgaon (Haryana), India

31 JUL 2017

For ASHIANA LANDCRAFT REALTY PVT. LTD.
Rohit Raj Mehta
Managing Director
Deponent