

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 Sepset Properties Private Limited ~~Mr./Ms.~~ having its registered office address at Room No-205, Welcome Plaza, S-551, School Block (II), Shakarpur Delhi 110092 and corporate office address at 11th Floor, Paras Twin Towers (Tower B) Sector-54, Golf Course Road Gurgaon-122002 Haryana, India the promoter of the proposed project duly authorizing Mr. Sukhpreet Singh S/o Mr. Rajinder Pal Singh as its authorized representative / ~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;~~

I, **Vijender Kumar** on behalf of the promoter [~~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/promoter] [~~have/has~~] a legal title to the land on which the development of the project is proposed

Or

_____ [~~have/ 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 the detail of encumbrance **As per Annexure-6** including detail of any rights, title, interest, dues, litigation and names of any party in or over such land
3. That the time period within which the project shall be completed by [~~me/promoter~~] is 31/7/2021
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [~~me/promoter~~] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [~~me/promoter~~] after it is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 [H/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 [H /promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [H-/promoter] have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [H /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 Sepset Properties Private Limited

Authorised Signatory

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 Panchkula (Haryana) on this _____ day of _____

Deponent

For Sepset Properties Private Limited

Authorised Signatory



ATTESTED
Parveen Kumar Angrish
Advocate & Notary
Sub Tehsil Wazirabad, Sec-56
Gurgaon (Haryana)

09 JAN 2020