

13761

Sr. No.
Amount	10
Purpose/Use	AL
21 JAN 2020	
RAJ SINGH STAMP VENDOR Gurugram (Haryana)	



Ajay Kumar Gupta
129 433

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Ajay Kumar Gupta promoter of the proposed project.

I, Ajay Kumar Gupta, [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 M/s Swiftrans International Pvt. and M/s Upcountry Land and Developments Private Limited [have/has] a legal title to the land on which the development of the
And
A legally valid authentication of title of such land along with wan authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation:- where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to the developed.

2. That the said land is free from all encumbrances. ✓

Or

That details of encumbrances _____ including details of nay rights, title, interest, dues, litigation and name of any party in or over such land.

3. That the time period within which the project shall be completed by [me/promoter] is 01/01/2020.



4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/the promoter] after is certified by an engineer, an archived and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That [I/the promoter] shall get the accounts audited within six months after 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/ the promoter] shall take all the pending approvals on time form the competent authorizes.
9. That [I/ the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulation made thereunder.
10. That [I/ 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.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me thereform.

Verified by me at _____ on this _____ day of _____



Deponent

ATTESTED
MAHENDER S. PUNIA
ADVOCATE & NOTARY
DISTT, GURGAON (Haryana) India

21 JAN 2020