

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 31/07/2017

Certificate No. G0312017G2318



Stamp Duty Paid : ₹ 101

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Pen. Only

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Rakesh Sharma

H.No/Floor : Gurgaon

Sector/Ward : 43

Landmark : Gurugram

City/Village : Gurugram

District : Gurugram

State : Haryana

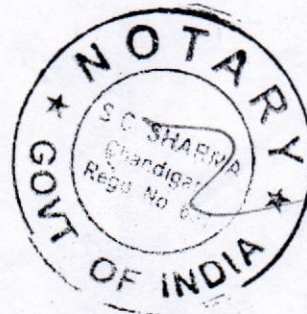
Phone : 9899008578



Purpose : Affidavit cum Declaration to be submitted at Rera

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

THIS STAMP PAPER FORMS AN INTEGRAL PART OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, EXECUTED BY MR. RAKESH SHARMA, AUTHORISED BY VIPUL LIMITED



For VIPUL LIMITED

Authorised Signatory

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. Rakesh Sharma**, Authorised Person of the promoter of the proposed project authorized by the promoter vide its authorization dated **31/07/2017**;

I, **Rakesh Sharma** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state for and on behalf of the Promoter as under:

1. That the Promoter has a legal title to the land on which the development of the project is proposed **to the extent of 18.155 acres.**

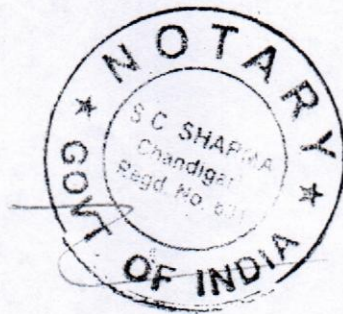
And

Moon Apartments Pvt. Ltd. has a legal title to the land on which the development of the proposed project is to be carried out to the extent of **1.089 Acres.**

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 including details of any rights, title, interest, dues, litigation and name of any party in or over such land has been attached as **Annexure – 3**
3. That the time period within which the project shall be completed by promoter is **June-2022**



For VIPUL LIMITED

Authorised Signatory

4. That seventy per cent of the amounts realised by the 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 utilised 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.

It is certified that the Affidavit/SPA/GPA/WR has been read over & Explained to the Deponent/Deponent who seemed directly to understand the same at the time of making & signing the documents.

Verification


For VIPUL LIMITED

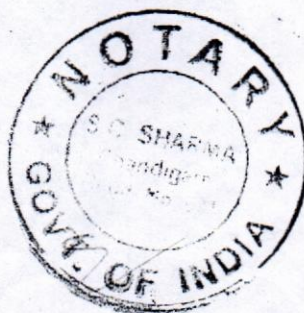

Authorised Signatory

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

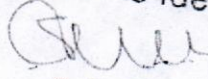
Verified by me at Chandigarh this 31st day of July 2017.

For VIPUL LIMITED


Authorised Signatory
Deponent



Attested As Identified


S. C. SHARMA
NOTARY GOVT. OF INDIA
CHANDIGARH

31 JUL 2017