

I, Dinesh Gupta, Managing Director and Authorized Signatory of M/s Best Deal Housing & Constructions Pvt Ltd do hereby solemnly declare, undertake and state as under:

1. That 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 as "Annexure-G".
3. That the time period within which the project shall be completed by promoter is 5 years,
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 there under.
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 Best Deal Housing & Construction Pvt. Ltd

DEPONENT
Director

Verification

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

Verified by me at New Delhi on this 24th day of August, 2017.

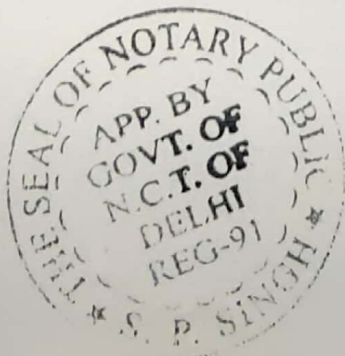
For Best Deal Housing & Construction Pvt. Ltd
DEPONENT

Director

Attested

NOTARY PUBLIC I

28 AUG 2017



1. That the deponent is duly authorized signatory for and on behalf of M/s Best Deal Housing & Construction Pvt Ltd, a company registered under the provisions of the Companies Act, 1956 having its registered office at Unit 502, D-Mall, Plot 1-A, Netaji Subhash Place, Pitampura, New Delhi 110034("Company"), in terms of resolution dated 28.7.2017 and as such the deponent is competent to depose this affidavit.
2. It is stated that the Company has not sold any plots in Phase III of the project to any third party nor has created any third party rights on Plots falling in Phase III of the Project Gulmohar City, Sector 29, Kaithal .

 DEPONENT

Verification:


Verified that the contents of the above affidavit are true and correct to my knowledge as derived from the records being maintained by the Company in its usual course of business and no part of it is false and nothing has been concealed therefrom.

 DEPONENT

Place: New Delhi

Date: 1.12.17

Attested


NOTARY PUBLIC

1 DEC 2017

