

183 21



Sd. P. S. Trscales
Pvt. Ltd.
Delhi

Amount	19
Purpose/Use	h
07 FEB 2020	
RAJ SINGH STAMP VENDOR	
Gurgaon	

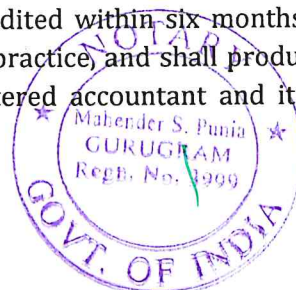
FORM 'REP-II'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Tarun Deep Juneja duly authorized by M/s. St. Patriks Realty Pvt. Ltd. Limited having its registered office at Asset 5B, Delhi Aerocity, IGI Airport, New delhi-110037 (hereinafter referred to as 'developer' of the proposed project) vide their board resolution dated 20 Dec 2019 . The developer is developing a residential plotted colony project namely Centra Park Flower Valley at Sector- 29, 30 32, 33, Sohna, Dist. Gurgaon, Haryana

I, Tarun Deep Juneja [duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That the said developer has a legal title to the land either purchased on outright basis or tied up under collaboration agreements, on which the development of the proposed project is to be carried out.
2. That the details of encumbrances on the land, if any, have been disclosed in REP-I including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
3. That time period within which the project shall be completed by the developer is 31-12-2024.
4. That seventy per cent of the amounts realised by the developer 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by developer in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn developer after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 said developer 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 developer shall take all the pending approvals on time, from the competent authorities.
9. That the developer has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the developer 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.

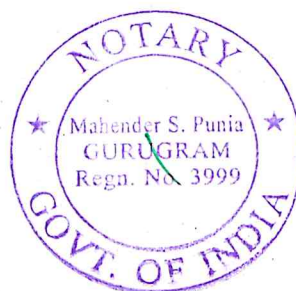

Deponent


Verification

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

Verified by me at Gurgaon on this 7th day of February 2020.


Deponent




MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana), India