



Certificate No. G0Z2017G2156



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 29489151



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Csn estates Pvt ltd

H.No/Floor : 23

Sector/Ward : 1

Landmark : School

City/Village : Basai

District : Gurgaon

State : Haryana

Phone : 9871794734



Purpose : declaration to be submitted at Any department

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**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. Ashok Pal Singh S/o Sribhagwan Singh** Authorised **Signatory**, duly authorized by **M/s CSN Estates Private Ltd** (the promoter) of the proposed project, vide its authorization letter dated 26.07.2017.

I, **Mr. Ashok Pal Singh S/o Sribhagwan Singh**, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed



Or

The Owners namely CSN Estates Pvt Ltd, Omprakash, Roop Singh, Ajit Singh, Satish @ Satbir, Jagdish, Jagbir and Karambir, Bhay Ram and Naveen Gupta have the 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 details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land is enclosed herewith.
3. That the time period by which the project shall be completed by promoter is 31st December 2022.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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.

For SECTOR 113 GATEWAY DEVELOPERS PVT. LTD.
Deponent
Authorised Signatory

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 Gurugram on this the 26th day of July 2017.

For SECTOR 113 GATEWAY DEVELOPERS PVT. LTD.
Deponent
Authorised Signatory
CSN Estate Developers Pvt. Ltd.
New Delhi