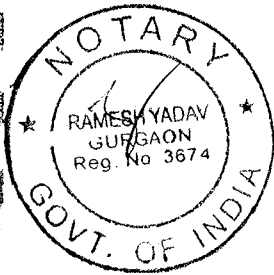




हरियाणा HARYANA

41AA 955427



FORM 'REP-II'

[See rule 3(3)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr Bala Krishna Panday, duly authorised by the Promoter of the proposed Project, vide its board resolution dated 14 July 2017.

I, Bala Krishna Panday, duly authorized by the Promoter of the proposed project, and do hereby solemnly declare, undertake and state as under.



For ADVANCE INDIA PROJECTS LTD.

Bala Krishna Panday
Authorised Signatory

1. That Promoter, Advance India Projects Limited, a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 (CIN: U45209DL1997PLC087292), having its registered office at 232B, Fourth Floor, Okhla Industrial Estate, Phase-III, New Delhi-110 020, has development rights over the project land and M/s Landmark Apartments Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and existing under the Companies Act, 2013 (CIN: U70109DL2006PTC150028), having its registered office at A-11, C.R. Park, New Delhi-110 010 has a legal title to the Project Land on which the development of the Project is proposed and a legally valid authentication of title of such land along is enclosed herewith as “Annexure-6 & 8” of Form REP-I.
2. That details of encumbrances are enclosed herewith as “Annexure-7” of Form REP-1 including details of any 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 Promoter in terms of offering possession is 31 December 2020.
4. That seventy per cent of the amounts realised by the Promoter for the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

For ADVANCE INDIA PROJECTS LTD



Balraj Kumar
Authorized Signatory

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 ADVANCE INDIA PROJECTS LTD.

Bala Krishna
Authorised Signatory
Deponent

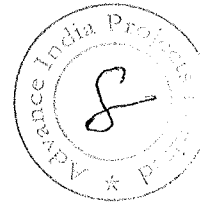
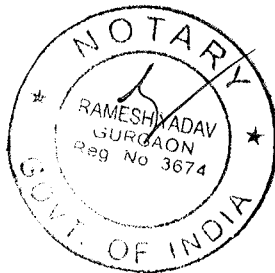
Verification

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 Gurugram, Haryana, on this the 29th day of July, 2017.

For ADVANCE INDIA PROJECTS LTD.

Bala Krishna
Authorised Signatory
Deponent



ATTESTED

Ramesh Yadav
RAMESH YADAV
ADVOCATE & NOTARY
GURGAON, HARYANA, INDIA

29 JUL 2017