

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of the VPN Real Estate Private Limited having its registered office at S-99 Ground Floor GK-II, New Delhi, developer company, through its director, namely, Shri Dalip Kumar S/o Sh. Devi Lal aged about 31 years of the proposed project.

I, the above named deponent, do hereby solemnly declare, undertake and state as under:

1. That I have been duly authorized vide Board's resolution dated 15.01.2019 of the above named developer company to swear the present affidavit cum declaration for and on its behalf.
2. That the developer company has a legally valid collaboration agreements between the owners who have legal title of the land and developer company for development of the real estate project. Copy of the said collaboration agreements duly authenticated are enclosed herewith.
3. That the said land is free from all encumbrances as per records.
4. That the time period within which the project shall be completed by the developer company is 05.10.2021
5. That seventy percent of the amounts realised by the developer company 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the developer company in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn by the developer company after it is certified by an engineer, a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
8. That the developer company 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.
9. That the developer company shall take all the pending approvals on time, from the competent authorities.
10. That the developer company has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. That the developer company shall not discriminate against any allottee at the time of allotment of any plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

VPN Real Estate Pvt. Ltd

Auth. Sign
Deponent

VERIFICATION:

The contents of my above Affidavit cum Declaration are true and correct on the basis of record of the developer company and nothing material has been concealed by me therefrom.

Verified by me at Sirsa on this 20 day of January 2019.

VPN Real Estate Pvt. Ltd

Auth. Sign
Deponent