

उत्तर प्रदेश UTTAR PRADESH

FORM 'REP-II'

28 DEC 2020

12AE 220948

**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. Karun Ansal duly authorized by the promoter of the proposed project, vide their authorization dated 29.05.2018.

I, Karun Ansal duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That details of encumbrances, i.e. the residential plotted project over an area measuring **21.43 acres** falling in Sector-20, Ansal Town Yamuna Nagar has been mortgaged with **IFCI Limited**, 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 is **31.12.2021**.

*Karun Ansal*



28 DEC 2020

क्रम सं० 388 दिनांक 21/10/2015

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प प्रेषण का नाम/पता

स्टाम्प की मूल्य 10/-

स्टाम्प विक्रेता के हस्ताक्षर

स्टाम्प विक्रय की अवधि 20 तक

मोहित अग्रवाल स्टाम्प विक्रेता ला० न०-408

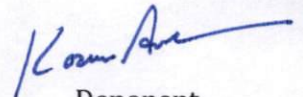
16, बिहारी मार्केट, वैशाली, गाजियाबाद

Suran Ansel

Sto 17 Sh. Deepak Ansel

Mo Delhi

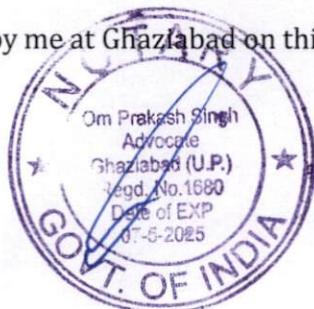
4. That seventy per cent of the amounts realized by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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.

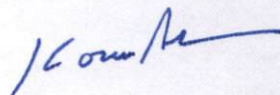
  
Deponent

#### 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 Ghaziabad on this 24<sup>th</sup> day of DEC 2020.



  
Deponent

**ATTESTED**

**OM PRAKASH SINGH**  
Notary, Ghaziabad

**28 DEC 2020**