

**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. Virender Verma S/o Sh. Om Parkash Verma Director of promoter (M/s Pareena Infrastructures Pvt. Ltd.) of the proposed Group Housing project/ duly authorized by the promoter of the proposed project, vide its authorization dated 25<sup>th</sup> September 2019;

I, Virender Verma S/o Sh. Om Parkash Verma [promoter of the proposed project/duly authorized by the promoter of the proposed (M/s Pareena Infrastructures Pvt. Ltd.) project] do hereby solemnly declare, undertake and state as under:

That M/s Monex Infrastructures Pvt. Ltd., registered office at Flat no-2, The Palms Apartments, Plot no. 13B, Sector 6 Dwarka, New Delhi 110075 IN have a legal title to the land on which the development of the proposed project is being carried out at Village Gopalpur, Sector 99A, Gurugram, Haryana.

**AND**

a legally valid authentication of title of such land along with an authenticated copy of the agreement between M/s Monex Infrastructure Pvt. Ltd. and promoter for development of the real estate project is enclosed herewith.

*Explanation.*—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

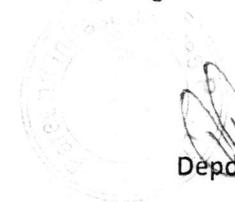
1. That details of encumbrances is given below:-

The Company have obtained the sanction for issuance of secured redeemable non-convertible Debentures for an Amount of Rs. 50 Cr. for project, to be issued in two tranches, Tranche 1: Rs. 35 Cr. and Tranche 2: Rs. 15 Cr. and company have issued first tranche of secured redeemable non-convertible Debentures of Rs. 35 Cr. in favour of M/s Edelweiss Real Estate Opportunity Fund. The company have created an exclusive charge by way of mortgage of Land, exclusive charge on escrow account, intellectual property rights, right in project documents, insurance, approvals and project permissions, in favour of M/s Catalyst Trusteeship Limited for an amount of Rs. 50 Cr. for



securing the issuance of redeemable non-convertible Debentures of Rs. 50 Cr. and no rights, title, interest, dues, litigation in name of any party in or over such land is pending.

2. That the time period within which the project shall be completed area by promoter is 11<sup>th</sup> March 2024.
3. That seventy per cent of the amounts realised by [me/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.
4. 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.
5. 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.
6. 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoters have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. That [I/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 24<sup>th</sup> on this January day of 2020



R.N. MISHRA  
NOTARY PUBLIC, GURUGRAM, HARYANA

  
  
Deponent