



हरियाणा HARYANA

51AA 147302

Form REP-II

This Stamp Paper forms part of the Declaration supported by an Affidavit dated 2nd Feb. 2021 signed by Mrs Pınaki Mandel, Authorized Signatory of M/s Bright Buildtech Pvt. Ltd.

For Bright Buildtech Pvt. Ltd.



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 Pinaki Mandal, Project Manager duly authorized by M/s Bright Buildtech Private Limited, a company incorporated under the provisions of Companies Act, 1956 and having its registered office D-35, Anand Vihar, Delhi-110092 (hereinafter referred to as "Promoter") of the project "Ace Palm Floors" vide its authorization dated 15th January 2021;

I, Pinaki Mandal, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal and a valid title to the land on which the development of the project is being carried out. A legally valid authentication of title of such land along with an authenticated copy of the agreement dated 18th May 2013 executed between the M/s Orris Infrastructure Private Limited, other landowners and Promoter for development of the real estate project is enclosed along with the application for registration of the project.

2. That the said land is encumbered with Yes Bank Limited for following credit facilities:

Sl. No.	Borrower	Amount
1.	Bright Buildtech P Ltd (Promoter of the Project)	Term Loan-I: Rs. 160 Cr. Term Loan-II: Rs. 90 Cr. Bank Guarantee: Rs. 11 Cr.
2.	Ace Mega Structures P Ltd (Development Manager of the Project)	Term Loan of Rs. 82.30 Cr.

3. That the time period within which the project shall be completed by the promoter is December 31, 2021.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

For Bright Buildtech Private Limited



Pinaki Mandal



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 Bright Buildtech Pvt. Ltd.
[Signature]
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 on this 2nd day of February, 2021

For Bright Buildtech Pvt. Ltd.
[Signature]
Deponent



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

02 FEB 2021