

**Indian-Non Judicial Stamp
Haryana Government**

Date : 16/01/2021

Certificate No. G0P2021A153



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 71308371



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Bestech India PvtLtd

H.No/Floor : 51

Sector/Ward : 44

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****36

Purpose : **AFFIDAVIT to be submitted at Gurugram**

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

FORM 'REP-II'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bhagat Ram Bansal S/o Sh. Baboo Ram Bansal duly authorized by the Bestech India Pvt. Ltd. ("Developer") for the proposed project, "BESTECH ALTURA" measuring on an area of 10.10 Acres and located at Village Naurangpur, Sector 79, Gurugram vide authorization dated 07.01.2020

I, Bhagat Ram Bansal, duly authorized by Bestech India Pvt. Ltd., the Developer of the proposed project do hereby solemnly declare, undertake and state on behalf of Developer as under:

1. That Bestech India Pvt. Ltd. a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 (CIN no.- U99999DL2001PTC110996) having its corporate office at Bestech House, Plot No.-51, Institutional Area, Sector-44, Gurugram-122002, Haryana and registered office at office No. 5D, 5th Floor, Aria Signature Offices, JW Marriot Hotel Delhi Aero City, Hospitality District, Near IGI Airport, New Delhi along with other land owners has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed is 1.5 years (up to 30th Sept. 2022)
4. That seventy percent of the amounts realized by Developer 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn by Developer in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the Developer after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 Developer 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 proportion to the percentage of completion of the project.
8. That the Developer shall take all the pending approvals on time, from the competent authorities.
9. That the Developer has furnished such other documents as have been prescribed by the Act and rules and regulations made thereunder.
10. That the Developer shall not discriminate against any allottees 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.

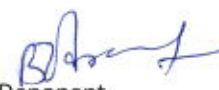


Deponent

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 Gurgaon on this 24th day of March 2021.



Deponent