



हरियाणा HARYANA

43AA 626921

This Stamp paper is an integral Part of undertaking executed by Ambition Colonisers Pvt. Ltd. on 13th Feb-2019.

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./Ms. Vikas Jain promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13/02/2019

I, Vikas Jain [promoter of the proposed project / duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That promoter] [have / has] a legal title to the land on which the development of the project is proposed

Or

_____ [have/ has] a legal title to the land on which the development of the proposed project is to be carried out

and

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner 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

2. That the said land is free from all encumbrances.

Or

That details of encumbrances _____ 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 [me/promoter] is 10/02/2026
4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [~~me~~/ the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That ~~[I/~~ the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That ~~[I/~~ the promoter] [have/ has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. 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.

V. Jain
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 _____ on this ____ day of _____.

V. Jain
Deponent

AMBITION COLONISERS PVT. LTD.

Regd. Off.: Bldg# 2007, Main Road, Sector 45, Gurgaon, Haryana- 122003

Tel: +91-8010091009

CIN: U45200HR2006PTC036430

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF AMBITION COLONIZERS PRIVATE LIMITED HELD ON THURSDAY, 25th DAY OF JANUARY, 2019 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 2007, SECTOR 45, GURGOAN-122003

AUTHORISATION TO MR. VIEKAS JAIN:

The Board was informed that the Company intends to apply for RERA Registration of their ongoing projects in Sector 22 & 24 Dharuhera. The matter was discussed and it was decided to authorize Mr. Viekas Jain, Authorised Signatory to negotiate, sign and execute necessary forms and other documents, on behalf of the Company, with the concerned authority(s) for the said purpose. The Board:

“RESOLVED THAT, the consent of the Board of Directors be and is hereby accorded to authorize Mr. Viekas Jain, Authorised Signatory to negotiate, sign and execute necessary forms and other documents, on behalf of the Company, with the concerned authority(s) for the RERA Registration of their ongoing projects in Sector 22 & 24 Dharuhera.

RESOLVED FURTHER THAT Mr. Viekas Jain, Authorised Signatory be and is hereby Authorized to do all such acts, things and deeds as he may deem fit and proper in the interest of the Company to give effect to this resolution of the Board”

**Certified To Be True Copy
For AMBITION COLONIZERS PRIVATE LIMITED**



Sulekh Jain

Director

Din : 0159942

MD-25, Pitampura, New Delhi-110088