



हरियाणा HARYANA

40AA 415131

**FORM 'REP-II'**

[See rule 3(3)]

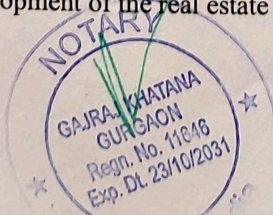
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

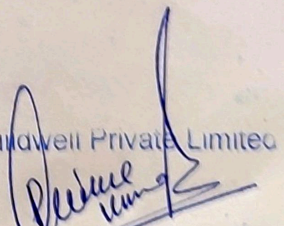
Affidavit cum Declaration of M/s Czar Buildwell Private Limited having its office at 302-A, 3rd Floor Global Foyer Mall Golf Course Road, Sector-43 Gurgaon -122002 of the Proposed Affordable Group Housing Project "Mahira Homes 104" by Mr. Prince Kumar duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12<sup>st</sup>, September, 2021.

We, s Czar Buildwell Private Limited Limited do hereby solemnly declare, undertake and state as under:

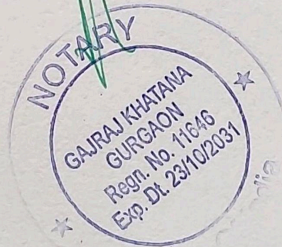
1. That M/s s Czar Buildwell Private Limited has a legal title to the land admeasuring 10.4437 acres on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.



CZAR Buildwell Private Limited

  
Authorized Signatory

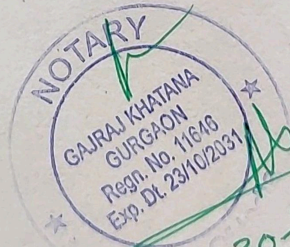
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is Nov - 2025, which is four (4) years from the date of Environment Clearance.
4. That seventy per cent of the amounts realised by promoter for the real estate project 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 M/s s Czar Buildwell Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn M/s s Czar Buildwell Private Limited 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 M/s s Czar Buildwell Private Limited 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 M/s s Czar Buildwell Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That M/s s Czar Buildwell Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That M/s s Czar Buildwell Private Limited 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.



CZAR Buildwell Private Limited  
 Deponent  
 Authorised Signatory

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.



CZAR Buildwell Private Limited  
 Deponent  
 Authorised Signatory

DT- 30-9-2021