


Affidavit	<b>Indian-Non Judicial Stamp Haryana Government</b>		Date : 20/10/2021
Certificate No.	G0T2021J1782		Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No.	83364468		Penalty : ₹ 0 (Rs. Zero Only)
<b>Deponent</b>			
Name :	Raj Buildwell Private limited		
H.No/Floor :	41a	Sector/Ward :	Na
City/Village :	Delhi	District :	Delhi
Phone :	97*****66	Landmark :	Ring road lajpat nagar iv
		State :	Delhi
Purpose :	Affidavit to be submitted at Concern office		
			

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'

[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 by **Raj Buildwell Private Limited**, promoter of the proposed project through its signatory, Pawan Kumar Bohara duly authorized by the promoter of the proposed project, vide their authorization dated 19/10/2021;

I, Pawan Kumar Bohara duly authorized by the promoter of the proposed project to do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the promoter undertake that encumbrance/ mortgage vide loan sanction letter dated 14/06/2018 created in favour of the HDFC Capital Affordable Real Estate Fund-2.
3. That the time period within which the project shall be completed by the promoter is Dec-2024.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That by 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.



**Deponent**

**Verification**

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Gurgaon on this 21st day of October ,2021.



**Deponent**



**ATTESTED**

**MAHENDER S. PUNIA  
ADVOCATE & NOTARY  
Distt. Gurugram (Haryana) India**

21 OCT 2021