



FORM 'REP-II'

[See rule 3(3)]

SHYAM DASS
STAMP VENDOR
GURGAON

10 JUN 2021 1738

Sr. No. 17391
Purpose
Signature

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 Praveen Kumar Shukla duly authorized by the promoter of the proposed project, vide its authorization dated 08.12.2020;

I, Praveen Kumar Shukla duly authorized by the promoter (M/s Adani M2K Projects LLP) of the proposed project, do hereby solemnly declare, undertake and state as under:

1. Aakarshan Estate Pvt Ltd. has a legal title to the land 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 (M/s Adani M2K Projects LLP) for development of the real estate project is enclosed herewith.
2. That the said land (**2.5 acres**) of this project is mortgaged with IndusInd Bank vide sanction letter no. IBL/CAD/2057/2018-19 dated 24.09.2018 against loan taken on another project in the same entity.
3. That the time period within which the project shall be completed by promoter (M/s Adani M2K Projects LLP) is 24.11.2025. The Promoter will obtain completion certificate and will provide handing over of plots to allottees on or before 24.11.2025
4. That seventy per cent of the amounts realised by promoter (M/s Adani M2K Projects LLP) 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter (M/s Adani M2K Projects LLP) in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter (M/s Adani M2K Projects LLP) after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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 (M/s Adani M2K Projects LLP) 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 the promoter (M/s Adani M2K Projects LLP) shall take all the pending approvals on time, from the competent authorities.



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9. That the promoter (M/s Adani M2K Projects LLP) has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter (M/s Adani M2K Projects LLP) 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 my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.



Deponent

Verified by me at _____ on this ____ day of _____.



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