

Pyramid Infratech Pvt. Ltd.

Gurugram Haryana



73126

Sr. No.....	10
Amount.....	10
Purpose/Use.....	UT/AM
09-MAR-2022	
RAJ SINGH'S STAMP VENDOR Gurugram (Haryana)	

FORM 'REP-II'

[See rule 3(3)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Dinesh Kumar, Director of the promoter company, duly authorized by the promoter company M/s PYRAMID INFRATECH PRIVATE LIMITED (Developer) of the proposed real estate project, "IMPERIAL ESTATES" on land admeasuring 5.04375 acres, situated in Village Palra, Sector-70A, Sub-Tehsil Badshahpur, District Gurugram, vide authorization letter dated 28.03.2022;

I, DINESH KUMAR, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

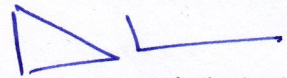
1. That the M/S HOME SURPRISE BUILDERS LLP (Land Owner) has a legal title of the aforesaid land on which the development of the project is proposed. The Land Owner and Developer have entered into Collaboration Agreement in respect of the aforesaid Land and registered as document no. 5709 dated 12.01.2021 before Sub-Registrar Office Badshahpur, Gurugram;
2. That the project land is mortgaged to the M/s CSL FINANCE LIMITED, the lender, as a term loan facility of Rs.35,00,00,000/- (Thirty Five Crore) has been availed by the land owner of the project land.
3. That the time period within which the project shall be completed by promoter is 20.12.2026.
4. That seventy per cent of the amounts realized 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 HDFC BANK LIMITED, PIONEER SQUARE, SECTOR-62, GURUGRAM 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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.

For Pyramid Infratech Pvt. Ltd.



Authorised Signatory

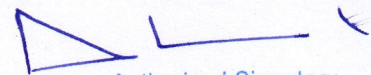
Deponent

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 GURUGRAM on this 31th day of March-2022.

For Pyramid Infratech Pvt. Ltd.



Authorised Signatory

Deponent