

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 14/07/2022

Certificate No. G0N2022G3430



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 92541540



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Shikhar Yadav

H.No/Floor : C1/2742

Sector/Ward : Na

Landmark : Near paras hospital sushant lok i

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****37



Purpose : NJS For Affidavti cum declaration to be submitted at To be submitted at concerned office or department as per requirement

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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

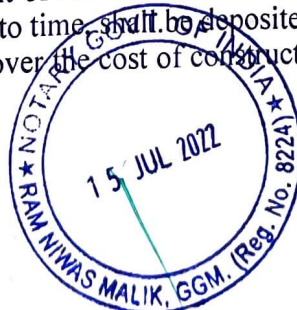
Affidavit cum Declaration of Mr. Shikhar Yadav promoter of the proposed project.

I, Shikhar Yadav [promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. Shri Ratti Ram 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.
3. That the time period within which the project shall be completed by me is 31/03/2025.
4. That seventy per cent of the amounts realised by me for the real estate project from the Allotees, 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 in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn me 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 I 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That I 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.

Verified by me at Gurugram on this 11th day of July 2022.



Deponent



ATTESTED

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