



Certificate No. LOZ2022E110

GRN No. 90764246

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Decent Infraheights pvt ltd

H.No/Floor : 302

Sector/Ward : 0

LandMark : Inder parkash building

City/Village : Delhi

District : Delhi

State : Delhi

Phone : 98*****91

**Buyer / Second Party Detail**

Name : N

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village : N

District : N

State : N

Phone : 98*****91

Purpose : AFFIDAVIT FORM REP II FOR RERA

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 of Sh. Varun Gupta Authorized Signatory of the Promoter i.e. **Decent Infraheights Pvt. Ltd.** of the proposed project namely "THE FLOWER CITY" residential plotted colony under DDJAY-2016 Policy over License No. 59 of 2022 dated 13/05/2022 over an area measuring 40.2065 in the revenue estate of village Umri and Bir Pipli, Sector- 32, Kurukshetra Haryana .

I, Varun Gupta duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

ATTESTED

[Signature]

DISTRICT NOTARY
KURUKSHETRA



3. That the time period within which the project shall be completed by the promoter is **12/05/2027**.
4. That seventy percent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 amount 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, on any grounds.

For Besent Infraheights Pvt. Ltd.
 Authorized 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 Kurukshetra on this 27/5/ 2022.

For Besent Infraheights Pvt. Ltd.
 Authorized Signatory
 Deponent

Certified that the above was declared on solemn affirmation before me at Kurukshetra by the deponent who was identified by Shri
 DISTRICT NOTARY, KURUKSHETRA



ATTESTED
 DISTRICT NOTARY
 KURUKSHETRA