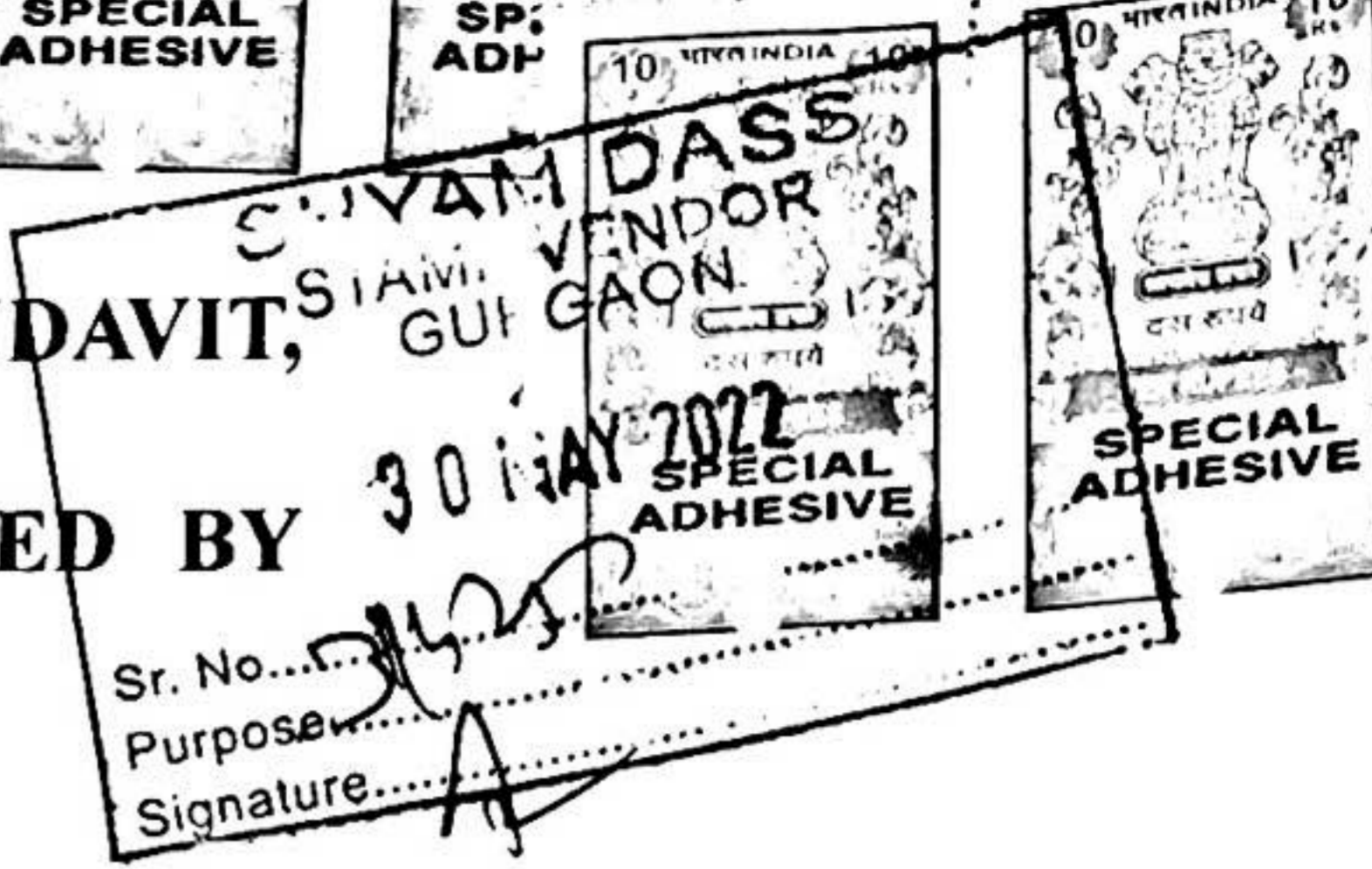




New Look Builders
Dwara
FORM 'REP-II'
[See rule 3(3)]



Sr. No.....
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 M/s. New Look Builders and Developers Private Limited having its registered office at First Floor, The Great Eastern Centre, 70, Nehru Place, New Delhi-110019 promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25.08.2021;

I, Anil Kansal [promoter of the proposed project / duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

- The license holders namely M/s. Saraswati Buildwell (P) Ltd., Mangal Murthi Realtors (P) Ltd., Ansal SEZ Projects (P) Ltd., Lord Krishna Infracore Limited, Einstein Realtors Pvt Ltd, Dreams Infracore (P) Ltd., Ansal Township Infrastructure Ltd, Effulgent Realtors (P) Ltd, SukhDham Coloniser (P) Ltd., Smt Savitri wd/o Sampat Singh Mahender Singh Hawa Singh Gyani Singh Devinder Singh Ss/o Sampat Singh, Omwati d/o Sampat Singh, Memwati wd/o Harikishan, Giriraj Singh – Gajraj Singh ss/o Harikishan, Kishan s/o Giasi, Shah-E-Naaz J Kohli w/o Sandeep Kohli, Smt Karuna Jain w/o Shashank Mohan Jain, Mahesh Kumar Raghav s/o Late Ved Prakash Raghav, Mrs. Madhu Bala Raghav w/o Mahesh Kumar Raghav, Suresh Chand, Somesh Kumar, Satish Kumar, Ajit Kumar & Sujeet Kumar ss/o Sh. Sarup Chand, Niketan Real Estates Pvt. Ltd., Ansal Phalak Infrastructure (P) Ltd., Mannat Infrastructure Private Limited, Dharam Singh s/o Maam Chand, Mangal - Daya Nand - Laxman Singh Ss/o Sh. Rughnath, Raj - Omparkash - Pratap Ss/o Sh. Ram Chander, Mahinder Singh S/o Ishwar Singh, Brahm Devi W/o Sh. Deshraj, Girvar S/o Sh. Inder, Smt. Rama Sharma wife of Kapil Dev Sharma and Yash Dev Bhardwaj son of Sh.



Yagdev Bhardwaj, Manoj Kumar - Jai Bhagwan Ss/o Sh. Vedveer, Narayan S/o Sh. Vedveer, Smt. Kamlesh W/o Manoj Kumar, Sh. Begraj Yadav, Gopal Singh, Ramavtar Yadav sons of Sh. Raja Ram, DSS Buildtech Pvt. Ltd., Mahesh Chandra Joshi S/o Late Ishwar Chand Sharma, Himanshu Juneja S/o Sh. O.P. Juneja, Navdeep Singh S/o Sh. Bhompal Singh, Smt. Priti Malick W/o Sh. Lalit Kumar Malick would have a legal title to the land on which the proposed project is to be carried out. An authenticated copy of the license no. 20 of 2018 dated 09.03.2018 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

Now, M/s New Look Builders and Developers Private Limited has purchased 108 plots from M/s. Ansal Properties & Infrastructure Limited falling under license no. 20 of 2018 dated 09.03.2018 through registered Conveyance Deeds and applying for Registration under the legal capacity of Third Party Right holder.

2. *There is no encumbrance on these plots.*

That details of encumbrances, if any including details of any rights, title, interest, dues, litigation and name of any party in or over such land would have been provided by M/s Ansal Properties & Infrastructure Limited at the time of registration under RERA ACT.

3. That the time period within which the project shall be completed by the original promoter and developer M/s. Ansal Properties & Infrastructure Ltd. [me/promoter] is 31.03.2023 which is declared in their REP-II and RERA



Registration Certificate.

4. That seventy per cent of the amounts realised by 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 will be in the jurisdiction of Ansal Properties & Infrastructure Limited.

The development work is being undertaken by the original promoter and developer M/s. Ansal Properties & Infrastructure Ltd. Since we have purchased the plots and sold them as it is we don't have any obligation to develop the project. Hence this requirement is not applicable to us.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn
by ~~{me/ the promoter}~~ in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn [me/ 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 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 M/s. Ansal Properties & Infrastructure Limited shall take all the pending approvals on time, from the



competent authorities as full responsibility for the development remains with Ansal Properties & Infrastructure Limited and it is liable for obtaining completion certificate and other requisite approvals from the competent authorities.

9. That [I/ the promoter] [have/ has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That [I / 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 my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurgaon on this 30th day of May 2022



Deponent



30 MAY 2022

ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HRY) INDIA