



उत्तर प्रदेश UTTAR PRADESH

74AD 256197

FORM 'REP-II'

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. Karun Ansal duly authorized by the promoter of the proposed project, vide their authorization dated 29.05.2018.

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

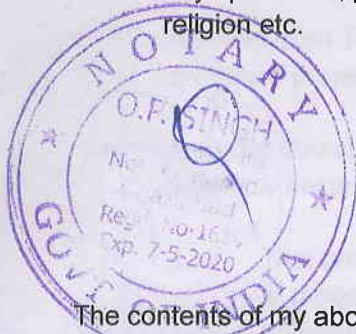
1. That promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project which is already submitted with RERA office.
2. That details of encumbrances, i.e., the residential plotted project under Deen Dayal Jan Awas Yojana (DDJAYSCH-1) over an area measuring 12.7661 acres falling in Sector 20, Ansal Town, Yamunanagar has been mortgaged with IFCI Limited. In respect of financial assistance granted by IFCI Limited., including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

Karun Ansal



11 MAR 2019

3. That the time period within which the project shall be completed by promoter is 24.02.2024.
4. That seventy per cent of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 utilised 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 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.



Kumar Anshu
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 Ghaziabad on this 11th day of March 2019.

Kumar Anshu
Deponent

ATTESTED

OM PRAKASH SINGH
Notary, Ghaziabad

11 MAR 2019