



Indian-Non Judicial Stamp Haryana Government



Date :29/07/2022

Certificate No. G0292022G2582

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 92976667

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Copious realtors Pvt ltd

H.No/Floor : 501

Sector/Ward : Na

Landmark : Time tower mg road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 70*****85



Purpose : GENERAL AGREEMENT to be submitted at Other

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. Abhishek Gupta Authorised Signatory of M/s Copious Realtors Private Limited having its corporate office situated at 501, 5th Floor, Time Tower, MG Road, Gurugram, Haryana, promoter of the proposed project named "**VISTA CORNER**" duly authorized by the Board of Directors of the promoter i.e. M/s Copious Realtors Private Limited of the proposed project, vide its/his/their authorization/Board Resolution dated **25.08.2022**;

I, Abhishek Gupta, Authorised Signatory of M/s Copious Realtors Private Limited [promoter of the proposed project/duly Authorised by the promoter of the Proposed Project] do hereby solemnly declare, undertake and state as under:

1. That M/s Copious Realtors Private Limited have 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 for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me/promoter] is 30.09.2027.
4. That seventy per cent of the amounts realised by [me/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



Copious Realtors Private Limited

Abhishek
Authorised Signatory

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. That the tentative total cost of project will be Rs.17492.65 Lacs (Approx.)
7. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
8. That [I/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.
9. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
10. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, unit, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Copious Realtors Private Limited

Abhishek
Deponent
Authorised Signatory

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 23rd day of September 2022.

Copious Realtors Private Limited

Abhishek
Deponent
Signatory



ATTESTER

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