

JBP Promoters and Builders Private Limited



SHYAM DASS STAMP VENDOR GURGAON	
11 OCT 2022	
Sr. No.	98475
Purpose	AIF
Signature	SK

**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. Mukesh Kumar duly authorized by the promoter of the proposed project, vide its authorization dated: 15.07.2022;

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

1. That M/s JBP Promoters and Builders Private Limited 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 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 promoter is 08.02.2024.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

For JBP PROMOTERS AND BUILDERS PVT LTD

Authorised Signatory  
Deponent

#### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For JBP PROMOTERS AND BUILDERS PVT LTD

Verified by me at Gurugram on this 11<sup>th</sup> day of October, 2022.

Authorised Signatory  
Deponent