

FORM 'REP-II'
[Seerule3(3)]

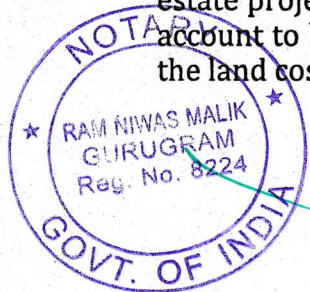
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum
Declaration


Affidavit cum Declaration of Mr./Ms. Karni Infrastructure & Property Pvt. Ltd. Director and duly authorized by the Company/ promoter of the proposed project, vide its resolution dated 22.09.2022.

I, Nathu Ram Director & duly authorized Signatory of Company of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Company/ Promoter has a legal title to the land on which the development of the project is proposed
2. That the said land is mortgaged to M/s Imaginative Finservices Pvt Ltd by the registered agreement dt 3.8.2022 in or over such land.
3. That the time period with in which the project shall be completed by the company in year.
4. That seventy percent of the amounts realized by Company/ 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Company / Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by company / promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 company/ 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 Company/the promoter shall take all the pending approvals on time, from the competent authorities.
9. That Company/the promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That Company/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 there from.

Verified by me at Gurgaon on this 08 day of December 2022


Deponent



ATTESTED

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

18 DEC 2022