

Affidavit	 Indian-Non Judicial Stamp Haryana Government 		Date : 17/12/2022
Certificate No.	G0Q2022L3398		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No.	97327253		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<u>Deponent</u>			
Name :	Mapsko Builders Pvt Ltd		
H.No/Floor :	6th	Sector/Ward :	56
City/Village :	Gurugram	District :	Gurugram
Phone :	99*****80	Landmark :	Baani the address golf course road
		State :	Haryana
			
Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Hrera			

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

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. Rishu Garg, Authorised of Mapsko Builders Pvt Ltd and duly authorized by the Company Secretary of the proposed project, vide its Board Resolution dated- 15th October 2022;

I, Rishu Garg, do hereby solemnly declare, undertake and state as under:

1. M/s. Mapsko Builders Pvt Ltd 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the project shall be completed by 14th December 2027 by the promoter.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 ever 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 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.



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 Chandigarh on this 17th day of December, 2022.

