



हरियाणा HARYANA

52AA 718372

Form 'REP-II'
[See rule 3(3)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mrs. Sudesh Bala duly authorized by the Society / promoter of the proposed Project "The Satkar Co-operative Group Housing Society Limited, Panipat" Plot No. 7, Sector 13-17, Panipat, Distt. Panipat vide their Board Authorization dated 13th Day of November, 2022.

I, Sudesh Bala wife of Sh. Jasbir Singh Rathi, R/o Villa No. C-VII/III, Sector 4, Eledeco Estate One, G.T. Road, Panipat-132103, President / Authorized Signatory of "The Satkar Co-operative Group Housing Society Limited" Plot No. 7, Sector 13-17, Panipat, Distt. Panipat, having its registered office at 8, Patel Nagar, Tehsil Camp, Panipat, duly authorized by the Society / Promoter of the proposed project do hereby solemnly declare, undertake and state as under :-

1. That the Society / Promoter 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.
2. That the said land is free from encumbrances.
3. That the time period within the project shall be completed by Society/ Promoter is 31st December, 2023.

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Sudesh Bala



4. That Seventy percent of the amounts realized by Society /Promoter for the Real estate project from the allottees/ Shareholders, 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn by the Society/ Promoter in proportion to the percentage of completion of the project.
6. That the amount from the separate account shall be withdrawn by the Society/ Promoter after it is certified by an engineer, and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the Society / Promoter shall get the account audited within six months after the end of every financial year by a Chartered accountant in practice and shall produce a statement of account 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 of the percentage of completion of the project.
8. That the Society / Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Society / Promoters has furnished, to the best extent, such other documents as have been prescribed by the Act and the Rules as may be amended from time to time.
10. That the Society / 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.

Sudesh Bala

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 Panipat on this 16th Day of November, 2022.

Sudesh Bala

DEPONENT



ATTESTED

[Signature]
NOTARY, Panipat

16/11/2022

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I know the deponent/executed personally who has/have signed marked ATTESTED in my Presence

[Signature]
Attocate
16.11.2022

I, Sudesh Bala, Authorized Signatory of the project do hereby solemnly declare, undertake as under :-

1. That we have not advertize, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Haryana Real Estate Regulatory Authority established under this act.

Sudesh Bala

Place : Panipat

Date : 16.11.2022

Deponent

The contents of my above affidavit -cum-declaration is true and correct and nothing material has been concealed by me therefrom.

Sudesh Bala

Place : Panipat

Date : 16.11.2022

Deponent



ATTESTED
[Signature]
NOTARY, Panipat
16/11/22

I know the deponent/executed personally who has/have signed marked RT/LTI in my Presence

[Signature] Advocate
16.11.2022