

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Shree Vaastu Buildwell Private Limited, a Company registered under the Companies Act, 1956, having CIN U45201DL2006PTC145164 and PAN AAJCS6143A and having its registered office at 207, Second Floor, BG - 8, DDA Market LSC, Paschim Vihar, New Delhi - 110063 and business address at Plot No. - 672, Pocket- L, Sector -8, MET City, Model Economic Township, Street No. Cross 16, Badli, Jhajjar, Haryana- 124105 through its Authorised Signatory Mr. Chirag Verma, Son of Shri Avnish Kumar, duly authorised vide Board Resolution dated 5th December 2022, the developer for the proposed development of Plot No. 700 - 706 admeasuring area of 766.36 Sq. Mt. (0.19 Acre) which has been purchased from Modern Economic Township Limited vide Sale Deed No. J0302022C153, J0302022C161, J0302022C157, J0302022C163, J0302022C165, J0302022C166, J0A2022D55 dated 15.06.2022 falling in the revenue estate of Pocket - L, Sector - 08, Yakubpur, Sondhi, Fatehpur, Distt. Jhajjar, as per license Number 06 of 2012 dated 01.02.2012, 16 of 2018 dated 23.02.2018, 129 of 2019 dated 04.12.2019 and 11 of 2021 dated 12.03.2021, solemnly declare, undertake and state as under:

- That company 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 project is enclosed with DPI Form.
- That the said land is free from all encumbrances.



For Shree Vaastu Buildwell Pvt. Ltd.

Chirag Verma
Director

06 DEC 2022

- That the time period within which the project shall be completed by promoter is 15.11.2024.
- That seventy per cent of the amounts realised 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.
- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
- That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.
- 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.
- That the promoter shall take all the pending approvals on time, from the competent authorities.



For Shree Vaastu Buildwell Pvt. Ltd.


Director

06 DEC 2022

- That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
- 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 Shree Vaastu Buildwell Pvt. Ltd.

DEPONENT

Director

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 New Delhi on this 5th day of December, 2022.



For Shree Vaastu Buildwell Pvt. Ltd.

DEPONENT

Director



J.C. Trikha
Notary Public
Tis Hazari Court, Delhi-54
Regn. No. 607

ATTESTED

NOTARY PUBLIC, DELHI

06 DEC 2022