





Affidavit	 Indian-Non Judicial Stamp Haryana Government 		Date : 23/12/2022
Certificate No.	P0W2022L208		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No.	97514440		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<u>Deponent</u>			
Name :	M city infrastructure pvt ltd		
H.No/Floor :	92b	Sector/Ward :	Shali
City/Village :	New delhi	District :	New delhi
Phone :	99*****74	Landmark :	92b block bw shalimar bagh west
		State :	New delhi
			
Purpose : Affidavit cum Declaration to be submitted with HRERA to be submitted at Hrera			

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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. Rakesh Dabas Director of M-City Infrastructure Pvt Ltd having its registered Office at 92B, Block BW, Shalimar Bagh West, New Delhi 11008 promoter of the proposed project / duly authorized by the promoter of the proposed project "Phonex Mall", vide its/his/their authorization;

I, Rakesh Dabas Director of M-City Infrastructure Pvt Ltd having its registered Office at 92B, Block BW, Shalimar Bagh West, New Delhi 11008 [promoter of the proposed project / duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That [I / promoter] [have / has] a legal title to the land measuring 2.00 acres situated in the revenue estate of village Peerwa Tehsil Rewari, District Rewari, Sector 20 for which Licence no 18 of 2009 was granted by DTCP for Commercial colony on which the development of the project is proposed. Or [have/ 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.

Explanation:- where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered



- (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed
2. That the said land is free from all encumbrances. Or That details of encumbrances Indiabulls Commercial Credit Limited including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
 3. That the time period within which the project shall be completed by [me/promoter] is 23.12.2023.
 4. That seventy per cent of the amounts realised by [me/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 [me/ the promoter] in proportion to the percentage of completion of the project.
 6. That the amounts from the separate account shall be withdrawn [me/ 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 [I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 8. That [I/ the promoter] shall take all the pending approvals on time, from the competent authorities.
 9. That [I/ the promoter] [have/ has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
 10. That [I / 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 therefrom.

Verified by me at Panchkula on this 23rd day of December 2022.



Deponent