

Sunil Kumar Chauhan



FORM 'REP II'
[See rule 3(3)]

~~NOTARIZED~~

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. Sunil Kumar Chauhan S/o Late Shree Raj Pal Singh Authorised Signatory, duly authorized by M/s CSN Estates Private Ltd (the promoter) of the proposed project, vide its authorization letter 25th July 2022.

I, Mr. Sunil Kumar Chauhan S/o Late Shree Raj Pal Singh, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the Project is proposed.



Sandeep Kumar
X

DISTRICT COURT GURUGRAM
HARYANA, INDIA

NOTARIZED

Or

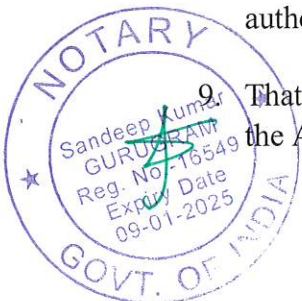
The Owners namely CSN Estates Pvt Ltd, Omprakash, Roop Singh, Ajit Singh, Satish @ Satbir, Jagdish, Jagbir and Karambir, Bhay Ram and Naveen Gupta have the legal title to the land on which the development of the proposed project is to be carried out

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 details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land is enclosed herewith.
3. That the time period by which the project shall be completed by promoter is Occupation certificate by 31st March 2026 and Completion Certificate by 31st August 2027.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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.
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 there under.

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HARYANA, INDIA**



[Handwritten Signature]

NOTARIZED

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.

[Handwritten Signature]
X

Deponent

Verification: The contents of my above Affidavit cum Declaration are true and correct, nothing material has been concealed by me therefrom.

[Handwritten Signature]
X

Deponent

Verified by me at Gurugram on this the 14 NOV 2022.

DISTRICT COURT GURUGRAM
HARYANA, INDIA



ATTESTED

[Handwritten Signature]
SANDEEP KUMAR, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)

14 NOV 2022