

**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 M/s Sharad Farms & Holdings Pvt. Ltd. through Mr. Ravi Kant Kumar, authorized signatory of the proposed project, duly authorized vide board resolution dated 21.07.2017 do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed 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.
3. That the time period within which the project shall be completed by is 7.06.2022
4. That 70% of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by us in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by us after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we 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

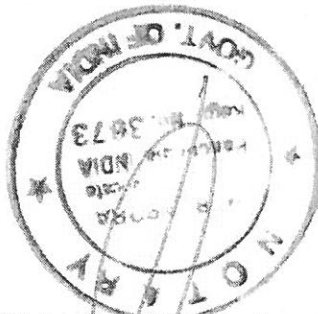
statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

- 8. That we shall take all the pending approvals on time, from the competent authorities.
- 9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
- 10. That we 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 Sharad Farms & Holdings Private Limited

*R. K. Kumar*

Ravi Kant Kumar  
Authorized Signatory  
Deponent



**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from. It is verified at Panchkula on 2<sup>nd</sup> day of August, 2017.

For Sharad Farms & Holdings Private Limited

*R. K. Kumar*

Ravi Kant Kumar  
Authorized Signatory  
Deponent

