

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. Bharat Pal Singh duly authorized by the LLP Firm vide Board Resolution dated 10.04.2023 i.e. Emerald Infraland LLP of the proposed project of Affordable Plotted Colony (under Deen Dayal Jan Awas Yojana) over total area measuring 8.25625 Acres namely "GULMOHAR" falling in Sector-97, District Faridabad, Haryana.

I, Bharat Pal Singh duly authorized by the Promoters of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is **09.04.2028**.
4. That the amounts realized by the Promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate Escrow Account to be maintained in ascheduled bank with instruction that 70% of the total amount shall be kept in separate account which shall cover and be utilized only for construction expense of the project and reaming 30% of the total realization shall remain in another account which shall cover and be utilized for land cost of the project.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.



Bharat Pal Singh

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 amount 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 thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

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 _____ on this....., 2023.

Deponent



IDENTIFIED THE DEPONENT
Executors His / Her Their
Signature / Thumbs / Impression

ATTESTED AS IDENTIFIED
Notary Faridabad (Haryana)

12 APR 2023