

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 Czarr Villas Pvt Ltd having registered office MGP-PS-3/15 B,M3M Golf Estate ,Ph2 Gurugram Hr 122001 of the proposed Deen Dayal Awas Yojana "Czarr Villas 59" by Mr Shray Mahajan duly authorise by the promoter of the proposed project ,vide its /his/their authorisation dated 13th Feb,2023.

We M/s Cazrr Villas Pvt Ltd do herby solemnly declare ,undertake and state as under :

1. That M/s Cazrr Villas Pvt Ltd has a legal title of the land admeasuring 5.006 acre On which the development of the project is proposed and legally valid authentication of the 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 said land is free from all encumbrances.



Czarr-Villas Pvt Ltd
Shray Mahajan
Authorised Signatory

3. That the time period within which the project shall be completed by promoter 18.03.2027.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Czarr Villas Pvt Ltd in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn M/s Czarr Villas Pvt Ltd after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 M/s Czarr Villas Pvt Ltd 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 M/s Czarr Villas Pvt Ltd shall take all the pending approvals on time, from the competent authorities.
9. That M/s Czarr Villas Pvt Ltd [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That M/s Czarr Villas Pvt Ltd 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.

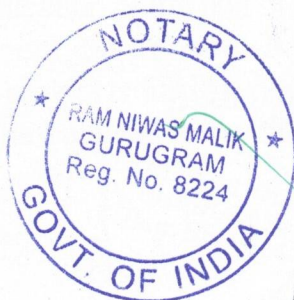
Czarr Villas Pvt Ltd
Jay Manya
Authorised Signatory
Deponent

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 Gurgaon on this 13th day of February 2023 .

Czarr Villas Pvt Ltd
Jay Braufes
Deponent Signatory



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA