



SHYAM DASS
STAMP VENDOR
GURGAON
19 APR 2023
Sr. No.
Purpose.....
Signature.....

Manik Sharma
Uttirna
Private Limited

Form - REP-II
[See rule 3(3)]

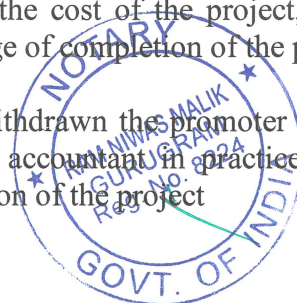
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Manik Sharma, Authorized Signatory of M/s Uttirna Infraprojects Private Limited, which is developing an Affordable Plotted colony under DDJAY namely "M3M City of Dreams I" over an area measuring 54.60918 out of total licenced area of 55.72396 Acres falling in Sector-37, Panipat, Haryana under License No. 85 of 2023 dated 18.04.2023.

I, Manik Sharma, Authorized Signatory of the Promoter 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 has an encumbrance amounting to Rs. 31 Crores in favour UCO Bank Ltd and the Company is also in the process of creating another charge of 1300 Crores in favour of Indiabulls Commercial Credit Ltd & Indiabulls Housing Finance Ltd.
3. That the time period within which the project shall be completed by the promoter is 30.04.2028.
4. That seventy percent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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.

Uttirna Infraprojects Private Limited

Authorized 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 Gurugram on this 19th of April, 2023.

Uttirna Infraprojects Private Limited

Authorized Signatory

Deponent

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



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