

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./Ms. Executive Engineer
HBN Rohitak promoter of the proposed project / duly
authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, EE [promoter of the proposed project / duly authorized by the promoter of the proposed
project] do hereby solemnly declare, undertake and state as under:

1. That [I / promoter] [have / has] a legal title to the land on which the development of the project is
proposed

Or

J [have/ has] a 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.

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.

Or

That details of encumbrances _____ including details of any rights, title, interest,
dues, litigation and name of any party in or over such land.

3. That the time period within which the project shall be completed by [me/promoter] is
31.01.2025
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn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 [me/ the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is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 [I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That [I/ the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/ the promoter] [have/ has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I / 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.


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 Rohtak on this 15th day of March 2023


Deponent