

हरियाणा HARYANA

54AA 281456

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. Rishu Garg duly authorized by the Company vide Board Resolution dated 15th Oct. 2022 at 2.00 PM of MAPSKO BUILDERS PVT. Ltd. of the proposed Residential Group Housing Project over total area of 2.132 Acres namely "MAPSKO MOUNT VILLE PHASE - II" falling in Sector 78-79, District Gurugram, Haryana.

- I, Rishu Garg duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:
- 1. have 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.
- 2. $\begin{picture}(20,0) \put(0,0){\line(0,0){100}} \put(0,0){\line(0,0){$
- 3. That the promoter shall obtain the occupancy certificate of the project on or before 31.01.2028 and shall obtain completion certificate of the project on or before 31.01.2029.
- 4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

3 1 JAN 2023

For MAPSKO BUILDERS RVT. LTD.

Auth. Signatory

MAPSKO BUILDERS PVT LTD R/O SECTOR 56 GURGAON HARYANA



AMIT NANDWAL
STAMP VENDOR
TEH WAZIRABAD
DISTT GURUGRAM (HR)

2 6 DEC 2022

Sr. No. 1056410

Purpose U.T.
Signature

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- 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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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 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, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

For MAPSKO BUILDERS PVT. LTD.

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 31st January of 2023.

Deponent

ATTESTED

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

