

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 01/08/2017

Certificate No. G0A2017H255



Stamp Duty Paid : ₹ 200

GRN No. 29597445



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Rakesh Sharma

H.No/Floor : Gurgaon

Sector/Ward : 43

Landmark : Gurugram

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 9899008578



Purpose : Affidavit cum Declaration to be submitted at Rera

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**THIS STAMP PAPER FORMS AN INTEGRAL PART OF DECLARATION, SUPPORTED BY
AN AFFIDAVIT, EXECUTED BY MR. RAKESH SHARMA, AUTHORIZED BY VIPUL LIMITED**

For VIPUL LIMITED

Authorised Signatory

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. Rakesh Sharma** duly authorized by the promoter of the proposed project, vide its Board Resolution dated **31/07/2017**

I, **Rakesh Sharma** duly authorized representative of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:


1. **URR Housing and Construction Pvt. Ltd. & Ritwiz Builders and Developers Pvt. Ltd. (owner)** has a legal title to the land on which the development of the proposed project is to be carried out to the extent of **3.20 Acres** and **Promoter has a development agreement executed with owner**

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. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land has been attached as **Annexure – 13**
3. That the time period within which the project shall be completed by promoters **Dec- 2018**
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter] in proportion to the percentage of completion of the project.


Authorized Signatory


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.
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 utilised 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 VIPUL LIMITED

Deponent
Authorised Signatory

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 **08/08/2017**.

For VIPUL LIMITED

Deponent
Authorised Signatory