

GCC INFRA



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. Ramesh Kumar Yadav promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 09.01.2023;

I, Ramesh Kumar Yadav [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 the promoter has a legal title to the land on which the development of the project is proposed Or [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 details of loan form CSL Finance Ltd, Indiabulls Housing Finance Limited and Rajasthan Global Securities Pvt Ltd encumbrance is 42.56 Cr.
3. That the time period within which the project shall be completed by the promoter is 31-12-2024.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

For **GCC INFRA**


Authorised Signatory

For GCC INFRA

Authorized Signatory

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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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 GCC INFRA

Authorised Signatory
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Gurugram on this 10th day of January 2023.

For GCC INFRA

Authorised Signatory
Deponent



ATTESTED

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

23 JAN 2023

That the promoter shall for the amount stated within six months after the end of the financial year by a certified statement in writing and shall pay to a bank account of account duly opened and named by such financial institution and it shall be verified during the year that the amount collected for a particular project has been paid for the project and the withdrawal has been in compliance with the provisions of the corresponding provisions of the

That the promoter shall take all the binding steps to ensure that the company is established

That the promoter has furnished all the documents as have been prescribed by law and the rules and regulations under the Companies Act, 1956

10. That the promoter shall not discriminate against any class of shareholders in the allotment of shares. The conditions of issue of shares may be on the terms and conditions of the prospectus.

For GCC INFRA

Authorized Signatory

Verification

The contents of my above Affidavit and Declaration are true and correct and nothing material has been concealed by me from them.

For GCC INFRA

Authorized Signatory



RAM RAVI S MALIK ADVOCATE
NOTARY, GURGAON (HARYANA)

21/11/2023