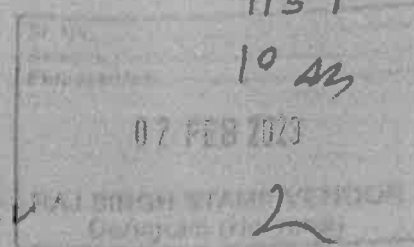


Ishv Realtors Pvt Ltd  
Dir - Amit Yadav 120 Notary Seal

9134

10/4/22

07 FEB 2022



**FORM 'REP-II'**

[See rule 3(3)]

**Affidavit cum Declaration**

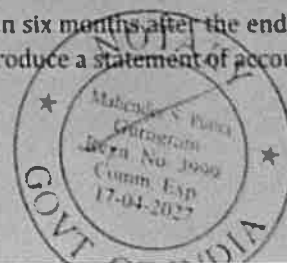
Affidavit cum Declaration of Mr. Amit Yadav duly authorized by the Directors vide Board Resolution dated 08-07-2022 of Ishv Realtors Pvt. Ltd. of the proposed Commercial project total land area of 3.7187 Acres namely "Platina Street 109" falling in Sector 109, District-Gurugram, Haryana.

I, Amit Yadav Director of the proposed Commercial project/duly authorized by the Ishv Realtors Pvt. Ltd. of the proposed Commercial project do hereby solemnly declare, undertake and state as under:

We have a legal right 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 land owner and Ishv Realtors Pvt. Ltd. for joint development of the real estate project is enclosed herewith.

Ishv Realtors Pvt. Ltd. is not the owner of the land on which development of project is proposed, details of the consent of the land owner(s) of the land along with a copy of the registered joint development agreement and GPA, entered into between the Ishv Realtors Pvt. Ltd. and land owner and copies of title and other documents reflecting the title of land owners on the land on which project is proposed to be developed.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by Ishv Realtors Pvt. Ltd. is 30-Sep-2027.
3. That seventy per cent of the amounts realized by Ishv Realtors Pvt. Ltd. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Ishv Realtors Pvt. Ltd. in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn Ishv Realtors Pvt. Ltd. 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.
6. That Ishv Realtors Pvt. Ltd. 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 Ishv Realtors Pvt. Ltd. shall take all the pending approvals on time, from the competent authorities.
  9. That Ishv Realtors Pvt. Ltd. have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
  10. That Ishv Realtors Pvt. Ltd. shall not discriminate against any allottee at the time of allotment of any shop or unit, as the case may be, on the grounds of sex, cast, creed, religion etc.

*Amit yadav*

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 \_\_\_\_\_

*Amit yadav*

Deponent



**ATTESTED**

**MAHENDER S. PUNIA**  
ADVOCATE & NOTARY  
Distt. Surugram (Haryana) India

02 FEB 2023