



हरियाणा HARYANA

V 738001

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 Amit Saran duly authorized by the Bestech India Pvt. Ltd. ("Promoter") of the proposed Residential Plotted colony/ project "BESTECH CITY 2," under the Deen Dayal Jan Awas Yojna - Affordable Plotted Housing Policy of the DTCP. ("DDJAY Policy") being developed on an area of 39.43125 acres and located at revenue estates of Village Harsaru, Sector 89A, Tehsil Harsaru, Distt. Gurgaon, Haryana vide their authorization dated 30.03.2023:

I, Amit Saran S/o Sh. N.B. Saran duly authorized by the promoter of the proposed do hereby solemnly declare, undertake and state as under:

1. That Bestech India Pvt. Ltd. a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 (CIN no.- U99999DL2001PTC110996) having its corporate office at Bestech House, Plot No.-51, Institutional Area, Sector-44, Gurugram-122002, Haryana and registered office at office No. 5D, 5th Floor, Aria Signature Offices, JW Marriot Hotel Delhi Aero City, Hospitality District, Near IGI Airport, New Delhi along with other land owners has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.




3. That the time period within which the project shall be completed by M/s Bestech India Pvt. Ltd. is 07.10.2026.
4. That seventy per cent of the amounts realised by Company (M/s Bestech India 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Company (M/s Bestech India Pvt. Ltd) in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn Company (M/s Bestech India Pvt.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.
7. That Company (M/s Bestech India 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Company (M/s Bestech India Pvt. Ltd) shall take all the pending approvals on time, from the competent authorities.
9. That Company (M/s Bestech India Pvt. Ltd) has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Company (M/s Bestech India Pvt. Ltd) shall not discriminate against any allottees 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.

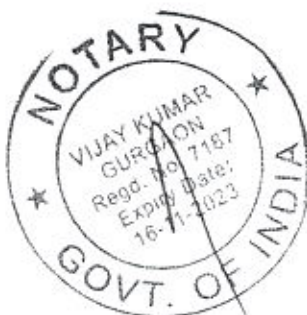

Deponent


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 23th day of June 2023.


Deponent



ATTESTED

VIJAY KUMAR
ADVOCATE & NOTARY
Distt. Gurgaon (Haryana) India

23 JUN 2023