



हरियाणा HARYANA

V 453659

**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. **Saurabh Talwadia** authorized signatory of **Lavish Buildmart Private Limited** duly authorized by the promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated <sup>29/03/2019</sup>..... respectively (Annexure-1).

I, **M/s Lavish Buildmart Private Limited** is a private company limited by shares incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 (CIN U45300HR2007PTC056065), having its office at Office No. SB/C/5L/Office/008,M3M Urbana, Sector-67,Gurugram Manesar Urban Complex Gurugram HR 122102 India and has been declared as Promoter in the DPI;

Promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoter has a legal title to the land on which the development of the proposed project is to be carried out

or

and

LAVISH BUILDMART PVT LTD

PROCEEDING  
STAMP  
DATE  
28 MAR 2019  
Sl No. 18853  
Purpose  
Signature

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 the said land is free from all encumbrances.
  - a. That the time period within which the project shall be completed by promoters are 29.02.2024.
3. 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.
4. 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.
5. 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.
6. 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.
7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. 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 Lovish Buildman Private 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.

For Lavish Buildmart Private Limited

Verified by me at Gurgaon on this 13<sup>th</sup> day of April 2019

  
Authorised Signatory  
Deponent