

20753
57510



Sanjay Rastogi. A/o R.P.
Rastogi. M/s



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. Sanjay Rastogi S/o Mr. R.P. Rastogi R/o C-1/62, 2nd Floor, Ardee City, Sector-52, Gurugram, duly authorized by Keywest Eduinfra & Services Private Limited ("KESPL"), the Promoter of the proposed project, vide its authorization dated 20.02.2024.;

I, Sanjay Rastogi S/o Mr. R.P. Rastogi R/o C-1/62, 2nd Floor, Ardee City, Sector-52, Gurugram, duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the land owning company M/s Keywest Eduinfra & Services Private Limited have a legal title to the land admeasuring 5.6 acres situated at village Naurangpur, Sector-80, Gurugram, Haryana, on which the development of the proposed project is to be carried out.
2. That the said land has encumbrances as enclosed to Form DPI and also shown on ROC website.
3. That the time period within which the project shall be completed by promoter is 31.05.2031. The Promoter will obtain Occupation Certificate on or before May 2030 and completion certificate on or before May 2031.
4. 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.



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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


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 _____ on this ____ day of _____.


Deponent



ATTESTED

SAJJAN SINGH
ADVOCATE & NOTARY
GURGAON

27 MAR 2024