



Manish Bhupinder  
Kumar Bakshi

SHYAM DASS  
STAMP VENDOR  
GURGAON

19 FEB 2024  
26879

Sr. No.....  
Purpose.....  
Signature.....

**FORM 'REP-II'**

[See rule 3(3)]

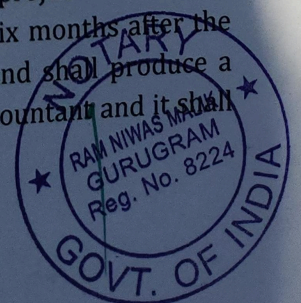
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH  
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Manish Bhupinder Kumar Bakshi of M/s Spiti Township LLP (promoter of the proposed project) "Spiti Homes" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 02.02.2024;

I, Manish Bhupinder Kumar Bakshi of M/s Spiti Township LLP duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by M/s Spiti Township LLP is 28.07.2028.
3. That seventy per cent of the amounts realized by M/s Spiti Township LLP 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Spiti Township LLP in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn M/s Spiti Township LLP after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 M/s Spiti Township LLP 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.

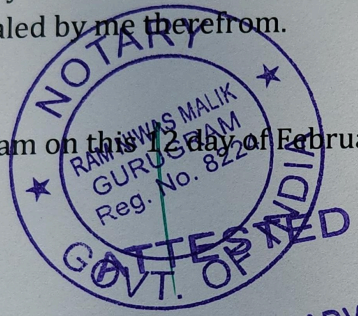
7. That M/s Spiti Township LLP shall take all the pending approvals on time, from the competent authorities.
8. That M/s Spiti Township LLP have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. That M/s Spiti Township LLP shall not discriminate 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 Gurugram on this 12 day of February 2024.



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

Deponent