



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

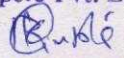
Affidavit cum Declaration of Mr. Rajesh Gupta promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17.11.2017;

I, Rajesh Gupta [promoter of the proposed project / duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That [I / promoter viz. Real Height Developers Private Limited, a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 (CIN # U45400DL2013PTC257371), having its office at Sco No. 06, G. F., Eldeco "Hi-Street", Sector-40, Panipat-132103, Haryana, India] [have / has] a legal title to the land on which the development of the project is proposed.
and
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 as '**Annexure-8 of REP-I**'.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me/promoter] in terms of offering possession is _____ for retail / commercial units and _____ for residential units forming part of the Project.
4. That seventy per cent of the amounts realized by [me/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.



For Real Height Developers Pvt. Ltd.


Auth. Signatory

18 DEC 2017

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/ the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 [I / 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 particulars 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 [I/ the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/ the promoter] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/ 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 Real Height Developers Pvt. Ltd.

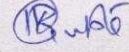

Deponent Auth. Signatory

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 _____.

For Real Height Developers Pvt. Ltd.


Auth. Signatory
Deponent



ATTESTED

NOTARY
Distt. Panipat (Haryana)

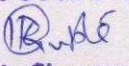
18 DEC 2017



Affidavit cum Declaration of Mr. Rajesh Gupta duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17th November 2017;

I, Rajesh Gupta, duly authorized by the Real Height Developers Private Limited ("Promoter") of the proposed project, do hereby solemnly declare, undertake and state that we shall not advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in the said project, without registration the real estate project with the Real Estate Regulatory Authority established under The Real Estate (Regulation and Development) ACT, 2016.

For Real Height Developers Pvt. Ltd.

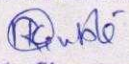

Auth. Signatory
Deponent

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 _____.

For Real Height Developers Pvt. Ltd.


Auth. Signatory
Deponent



ATTESTED

NOTARY
Distt. Panipat (Harvana)
18 DEC 2017