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Form - REP-II
[See rule 3(B)]
Kest No. 2637

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

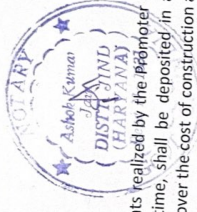
Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Amit Authorized Signatory and Partner of M/s SwarnBhoomi Associates who is developing an Affordable Plotted colony under DDJAY namely "SWARN CITY" over an area measuring 7.9250 Acresfalling in Sector-4B, Tehsil & Distt/ind Haryana under License No. 148 of 2023 dated 18.07.2023 & License No. 58 of 2024 dated 16.03.2024.

I, Amit Authorized Signatory and Partner of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter hasa 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 the promoter is 17.07.2028.

FOR SWARN BHOOMI ASSOCIATES
AUTH. SIGN.
Amit



4. That seventy percent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 amount 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, on any grounds.

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 JIND on this 27 day of July, 2024.

FOR SWARN BHOOMI ASSOCIATES
Deponent
AUTH. SIGN.

FOR SWARN BHOOMI ASSOCIATES
Deponent
AUTH. SIGN.

Attested as Identification

Ashok Kumar
NOTARY DISTRICT JIND
27.07.2024

Swarn Bhoomi Associates
27/07/2024