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26447

Sr. No.....
Amount.....
Purpose/Use.....
09 MAY 2024
RAJ SINGH STAMPVENDOR Gurugram (Haryana)

### 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

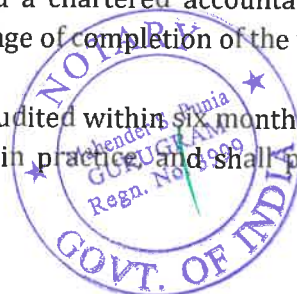
Affidavit cum Declaration of Mrs. Tina Talwar duly authorized by the promoter vide Board Resolution dated 01<sup>st</sup> July, 2021 of the proposed mixed land use project under TOD Policy over total area of 5.51 acres in the name of "Sobha Altus" falling in Sector-106, District-Gurugram, Haryana.

I, Tina Talwar, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement (regd no. 13036 dated 25.01.2023) 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.
3. That the time period within which the promoter obtain CC is on or before **31<sup>st</sup> Dec 2031** and time period within which Promoter shall obtain OC is on or before **30<sup>th</sup> Sep 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 Gurugram on this 08<sup>th</sup> Day of May 2024.



**Deponent**

08 MAY 2024  
**ATTESTED**  
MAHENDER S PUNIA  
ADVOCATE & NOTARY  
Distt. Gurugram (Haryana), India

