

Abhinav Aggarwal 8/0 Sh. Parmar
Aggarwal R/o 429 DN college Road
Aggarwal colony Hissar Haryana



8574
Ten.

Amit Nandwal
Stamp Vendor
Teh. Wazirabad, Distt. Gurungram, HR.

31 JAN 2024

Sr. No. 8574/ten
Purpose AF
Sign.

FORM 'REP-II'

[See rule 3(3)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abhinav Aggarwal, promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, Abhinav Aggarwal [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] [have/has] a legal title of the land on which the development of the project is proposed
OR
[have/has] 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 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 the 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 project shall be completed by [me/promoter] is 17.01.2029.
4. The seventy percent 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.
5. That the amounts from separate account, to cover the cost of the project, shall be withdrawn by [me/promoter] in proportion to the percentage of completion of the project.
6. That the amounts from separate account shall be withdrawn by [me/promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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/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



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withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That [I/promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made by thereunder.
10. That [I/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.

Abhishek Aggarwal

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 Gurgaon on this ____ Day of January, 2024.

Abhishek Aggarwal

Deponent



ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
Teh. Wazirabad, Distt. Gurgaon (Hr.)

31 JAN 2024