

FORM 'REP-II'
[See rule 3(3)]
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajeev Trehan S/o Late Sh. Rajindar Kumar aged about 65 years, R/o B-2-1, Greater Kailash-1, South Delhi, Delhi-110048, duly authorized by the promoter TARC Limited vide a resolution of the Board dated November 12, 2022, for the company's Group Housing Project "TARC Ishva", on the land parcel admeasuring 6.95 Acres situated in the revenue estate of Village Maidawas, Sector 63A, Gurgaon, Haryana.

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

1. That The Promoter - TARC Limited having its registered office at C-3, Qutab Institutional Area, Katwaria Sarai, New Delhi – 110016 has a legal title to the land on which the development of the project is proposed Total licensed Area is 6.95 Acres (License No. 137 of 2023 dated 05/07/2023).
2. That the said land is encumbrances with Catalyst Trusteeship limited in its capacity of Debenture trustee for the Debenture Holder.
3. That the time period within which the project shall be completed by [me/promoter] is 30/06/2031, the Occupancy Certificate will be received on or before 30/09/2031 and the project will receive the completion certificate on or before 31/12/2031.
4. That 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the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 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 [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, caste, 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 08/08/2024.


Deponent 

ATTESTED

NOTARY PUBLIC DELHI
NOTARY PUBLIC DELHI

NOTARY
SANYOGITA
Tis Hazari Courts
DELHI
Regd No.-7517
GOVT. OF INDIA

08 AUG 2024