

उत्तर प्रदेश UTTAR PRADESH

EL 61/2018

FORM 'REP-II'

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

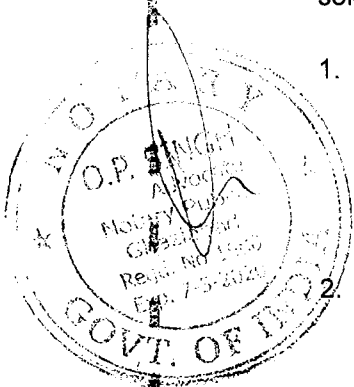
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Karun Ansal duly authorized by the promoter of the proposed project, vide their authorization dated 29.05.2018.

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

1. That promoter and its subsidiaries have 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 which is already submitted with RERA office.

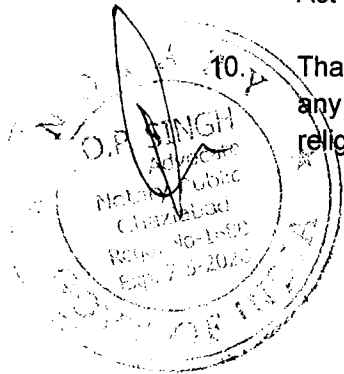
2. That details of encumbrances, i.e., the residential plotted project under Deen Dayal Jan Awas Yojana over an area measuring 12.20 (DDJAY SCH-3) acres falling in Sector 36, Ansal Town, Karnal has been mortgaged with DMI Finance Pvt. Ltd. in respect of financial assistance granted by DMI Finance Pvt. Ltd., including details of any rights, title, interest, dues, litigation and name of any party in or over such land.



27 DEC 2018

*Karun Ansal*

3. That the time period within which the project shall be completed by promoter is 31.12.2021.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 utilised 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 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.



*Kam Anu*  
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 Ghaziabad on this 27<sup>th</sup> day of December 2018.

**ATTESTED**

*Kam Anu*  
**OM PRAKASH SINGH**  
Notary, Ghaziabad

*Kam Anu*  
Deponent

27/12/2018