

FORM 'REP-II'

[See rule 3(3)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Arun Gupta on behalf of M/s Rajdarbar Buildcon Private Limited (CIN# U45201UP2005PTC072951) having its registered office at office at 12, Ring Road, Lajpat Nagar – IV, New Delhi-110024, promoter of the proposed Residential Plotted Colony (Under DDJAY) "Rajdarbar Spaces. Licence No.13 of 2020 dated 15.05.2020 & 145 of 2022 dated 27.09.2022 Sector-24, Hisar, Haryana, duly authorized by the promoter of the proposed project, vide its authorization dated 01.07.2024;

I, Mr. Arun Gupta duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoter has the legal title of 12.0875 Acres on which the development of the proposed project is to be carried out.

That the said land is encumbrance free.

2. That the time period within which the project shall be completed by promoter is 30.09.2025
3. That seventy percent of the amounts realized by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account (Account No. 7822418479 in Indian Bank, Noida Sector 63, Uttar Pradesh. 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.



For Rajdarbar Buildcon Pvt. Ltd.


Director/Auth. Signatory

4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.
6. 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. 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.

For Rajdarbar Buildcon Pvt. Ltd.
A m
Director/Auth. Signatory
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 New Delhi on this 1st day of Sep 2024.



For Rajdarbar Buildcon Pvt. Ltd.
A m
Director/Auth. Signatory
Deponent

ATTESTED
m
NOTARY PUBLIC

- 5 SEP 2024