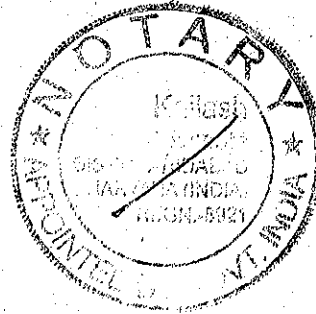




हरियाणा HARYANA

H 447668



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 Mr. Santosh Kumar Mittal duly authorized by the Board of Directors of Ashutosh Infra Private Limited Resolution Dated 01.05.2019 Mr. **Kapil Garg** duly authorized by the Board of Directors M/s Pebble Downtown India Private Limited vide of Board Resolution Dated 01.05.2019 of the proposed commercial project locat at Sector 12, District Faridabad, Haryana vide its/his/their authorization dated 06/05/2019;

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

That M/s Ashutosh Infra Private Limited.promoter/ Land Owner having registered office at Flat No-188, Agroha Kunj Plot No-171 Sector-13 Rohini Delhi-110085, have a legal title to the land on which the development of the proposed project is to be carried out as per land schedule (enclosed)have a legal title to the land on which the development of the project is proposed as per land schedule (enclosed)

And

M/s Pebble Downtown India Private Limited being Developer having registered office at Pebble Consultant office,Bata Chowk Metro Station,NH-2,Sector-12,Faridabad-121006, have a legal title to the land on which the development of the proposed project is to be carried out as per land schedule (enclosed)

For ASHUTOSH INFRA PRIVATE LIMITED

For PEBBLE DOWNTOWN INDIA PRIVATE LIMITED

Kapil Garg
Director/ Authorized Signatory

Director/ Authorized Signatory

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.

1. That the said land is free from all encumbrances.
2. That the likely time period within which the project shall be completed by promoter is Four Year. i.e 05/10/2022
3. That seventy per cent of the amounts realize/d 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.
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 utilised 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 have 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 PEBBLE DOWNTOWN INDIA PVT. LTD.

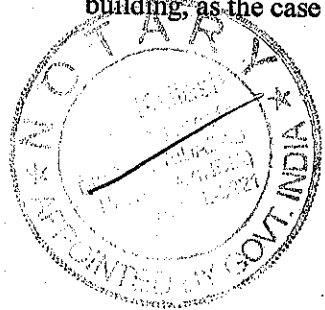
Director/ Authorized Signatory

For ASHUTOSH INFRA PRIVATE LIMITED

Deponent

Director/ Authorized Signatory

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 Faridabad on this 06th day of May 2019.

FOR PEBBLE DOWNTOWN INDIA PVT. LTD.

ATTESTED

Notary Faridabad (Haryana)

Director/ Authorized Signatory

For ASHUTOSH INFRA PRIVATE LIMITED

Deponent

Director/ Authorized Signatory

When the Deponent and He/She Signed For. He/Her Thumb Impression in my Presence

6 MAY 2019