

**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. Nugraj Jain, Authorized Signatory of M/s Nugraj Dream Builders Pvt. Ltd. who is developing an Affordable Plotted Colony over an area measuring 12.11250 Acres namely "MAJESTIC GREENS" falling in Sector 10, Kharkhlauda, District Sonapat, Haryana under License No. 119 of 2024 dated 14.08.2024.

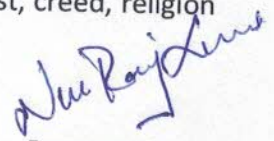
I, Nugraj Jain Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title through Sale Deed on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is **13.08.2029**.
4. That seventy percent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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

*Nugraj Jain*

during the audit that the amount 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the 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.

  
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 Panchkula on this 25<sup>th</sup> Nov., 2024.

  
Deponent