



हरियाणा HARYANA

L 456677

**FORM 'REP-II'**  
[See rule 3(3)]

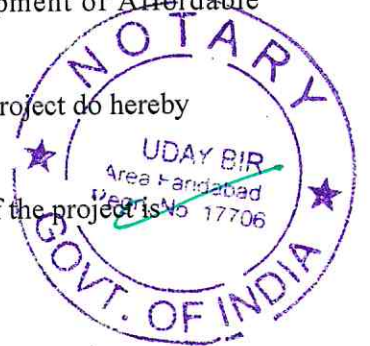
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

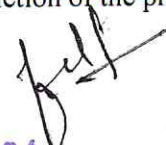
Affidavit cum Declaration of Mr. Jetaish Kumar Gupta, Authorized signatory of **M/s Adore Realtech Private limited** of the proposed project **Happy Homes** for development of Affordable Group Housing over an Area 5.0 Acres falling in Sector 86 Faridabad.

I, Jetaish Kumar Gupta Authorized signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land 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 13-08-2019 and received Occupation Certificate dated 07.09.2018.
4. That 70% 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.



  
DIRECTOR

  
DIRECTOR

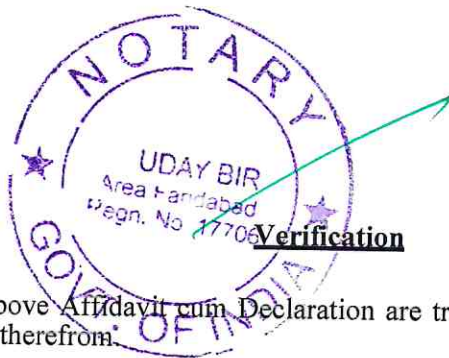
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6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
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 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 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, or building, as the case may be on the grounds of sex, cast, creed, religion etc.

For ADORE REALTECH PVT. LTD.

  
DIRECTOR  
Deponent



The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For ADORE REALTECH PVT. LTD.

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

  
DIRECTOR  
Deponent

Attested NOTARY  
Area Faridabad  
(Govt. of India)

24 OCT 2024