



Indian-Non Judicial Stamp Haryana Government



Date :22/10/2024

Certificate No. G0V2024J2817

GRN No. 122843721

Stamp Duty Paid : ₹ 101
(Rs. Only)Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Kashish developers limited

H.No/Floor : Na

Sector/Ward : 111

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 80*****47



Purpose : AGREEMENT to be submitted at Concerned office



For Kashish Developers Ltd.
[Signature]
Authorised Signatory

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

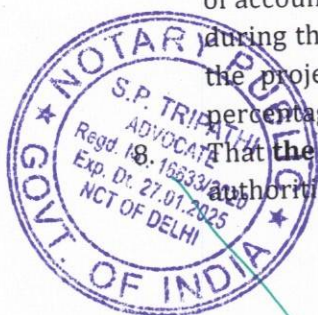
Affidavit cum Declaration of **Mr. Vijay Kumar Rai S/o Sh. Lal Deo Rai** duly authorized by the promoter (M/s Kashish Developers Limited) of the proposed project namely **MANOR ONE (Phase 1 and 2)**, vide its authorization dated 19.08.2020;

I, **Mr. Vijay Kumar Rai S/o Sh. Lal Deo Rai** duly authorized by the promoter (M/s Kashish Developers Limited) of the project namely **MANOR ONE (Phase 1 and 2)**, 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 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.

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances.
 3. That the time period within which the promoter shall obtain the Occupation Certificate (OC) of the project is 30.03.2027 and the time period within which the project shall be completed by **the promoter** is 30.06.2027.
 4. That seventy per cent 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 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 has** 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.
- That **the promoter has** shall take all the pending approvals on time, from the competent authorities.



For Kashish Developers Ltd.
[Signature]
Authorised Signatory

9. That **the promoter has** has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That **the promoter has** 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, caste, creed, religion etc.

[Signature]
For Kashish Developers Ltd.
Authorised Signatory
Deponent

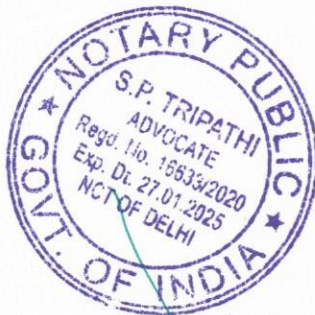
Verification

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

For Kashish Developers Ltd.

Verified by me at _____ on this ____ day of October 2024

[Signature]
Authorised Signatory
Deponent



ATTESTED
[Signature]
NOTARY PUBLIC

24 OCT 2024