

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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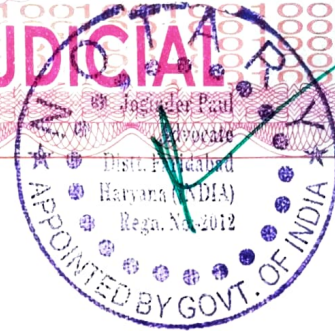


सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL



AA 670586

हरियाणा HARYANA

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. Vinod Kumar Mittal duly authorized by the promoter of the proposed project namely "AROMACITY", Situated at Village Palwal, Sector-7, Tehsil & District Palwal, Haryana;

I, Vinod Kumar Mittal, Authorized Signatory of BASERA VENTURES LLP [LLPIN No. AAV-6951 and PAN No. -AAXFB4444J], a LLP incorporated under the Limited Liability Partnership Act, 2008, having its registered office at UG-07, Ozone, Centre, Sector-12, Faridabad, Haryana- 121007 (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company/ 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 23.10.2029.
4. That seventy per cent of the amounts realised 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.

For BASERA VENTURES LLP


Auth. Signatory

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 That the amounts from the separate account, to cover the cost of the project, shall be Withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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.
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 there under.
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.

For BASERA VENTURES LLP

Deponent



Auth. Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Faridabad on this 2nd day of December, 2024.

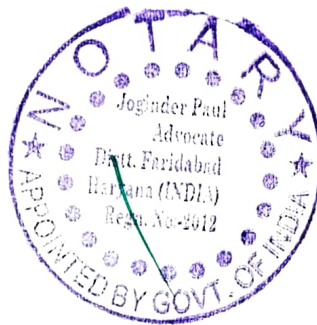
Deponent

For BASERA VENTURES LLP



Auth. Signatory

IDENTIFIED THE DEPONENT
Executors His / Her Their
Signature / Thumbs / Impresior



ATTESTED AS IDENTIFIED

Notary Faridabad (Haryana)

02 DEC 2024