



24161

Sl. No.....	Amt. 10
Purpose.....	
07 JAN 2025	
Babu Lal Stamp Vendor, Gurugram LIC No.- 13/SV/1/2017	

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 Raj Singh Authorized Signatory of the proposed project/
duly authorized by the promoter of the proposed project.

I, Raj Singh Authorized Signatory of the proposed project do hereby solemnly declare,
undertake and state as under:

1. That I have 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 project shall be completed by me is 01.03.2031.
4. That seventy per cent of the amounts realized by me 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withdrawn by me in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by me after it is certified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 I 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 I shall take all the pending approvals on time, from the competent authorities.

For NAVRAJ TOWNSHIP PVT. LTD.
Authorized Signatory



9. That I have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That I 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.

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 Gurugram on this 07th day of January, 2025.

For NAVRAJ TOWNSHIP PVT. LTD.

Deponent

Authorised Signatory

For NAVRAJ TOWNSHIP PVT. LTD.

Deponent

Authorised Signatory

ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

