

**Indian-Non Judicial Stamp  
Haryana Government**

Affidavit Date: 19/12/2024

Certificate No. 10S2024L142 Stamp Duty Paid : ₹ 101

GRN No. 125382035 (Rs. Only)

**Deponent**

Name : Anurag Gupta Penalty : ₹ 0

H.No/Floor : 1577 (Rs. Zero Only)

City/Village : Jagadhri Sector/Ward : 00

Phone : 93\*\*\*\*\*42 Landmark : Old anaj mandi

District : Yamuna nagar State : Haryana

Purpose : Affidavit to be submitted at 0

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Anurag Gupta** S/o Dharambir Gupta R/o House No 1577, Ward No 4, Purani Anaj Mandi, Jagadhri, Jarauda 403, Yamuna Nagar, Haryana, 135003 authorized Signatory of the promoter i.e. MMDB Developers Pvt Ltd of the proposed project "**Shree Jee Vatika**" an area measuring 5.25625 acres falling in Village-Udhamgarh, Sector-29, Yamunagar.

I, Anurag Gupta, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



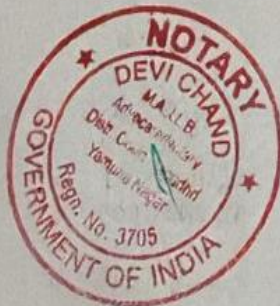
1. That the promoter has a legal title to the land on which the development of the project is proposed.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is **04-12-2029**.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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



For MMDB DEVELOPERS PRIVATE LIMITED  
*Anurag Gupta*  
 Deponent DIRECTOR

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 \_\_\_\_\_ on this \_\_\_ day of \_\_\_\_\_.

.....*Devi Chand* Attested  
**Devi Chand** (M.A., LL.B.)  
 Advocate/Notary  
 Distt. Court, Jagadhri (Y.N.R.)

For MMDB DEVELOPERS PRIVATE LIMITED  
*Anurag Gupta*  
 Deponent DIRECTOR