



हरियाणा HARYANA

AA 453268

FORM REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sudhir Jangra S/o Ram Kishan R/o H.No 1623 Sector 14 Hisar Haryana 125001 Having Aadhar No 320604545443 being Developer/Promoter of the proposed project "RK Puram" an area measuring 14.55 acres situated in the Revenue estate of Village Fatehabad, Sector-2, District Fatehabad

I, Sudhir Jangra, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, Sudhir Jangra S/o Ram Kishan Jangra, Sh. Randeep Jaglan S/o Sh. Narender Singh and Smt. Amisha Jitendra Kedia W/o Jitendra Kanhiyalal Kedia have a legal title to the land on which the development of the project is proposed is to be carried out.

And

a legally Valid authentication of title of such land along with an authenticated copy of Collaboration agreement between such owner and promoter for Development, Marketing & Selling of the Real estate project is enclosed with REP-I

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 30/12/2029.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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

Deponent



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 _____.

Deponent

ATTESTED

2 NOTARY, HISAR

23 APR 2025