

27143

Office of the Registrar of Companies
Chandigarh

Sr. No. Amt. 10
Purpose.....

28 FEB 2025

BABULAL STAMP VENDOR
GURUGRAM (L. No. 13/SV/1/17)

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. Parveen Arora, Authorized Signatory on or behalf of M/s Uttima Infraprojects Private Limited is in a process of developing Independent Residential Floors forming part of Affordable Plotted colony under DDJAY namely "M3M Terraces I" over an area measuring 3.775 acres out of total licenced area of 55.72396 Acres falling in Village Kabri & Taraf Insar, Sector-37, Panipat, Haryana under License No. 85 of 2023 dated 18.04.2023.

I, Parveen Arora, Authorized Signatory on the behalf of the Promoter of the proposed project vide authorization dated 03.04.2025 do hereby solemnly declare, undertake and state as per the information/facts provided by the company to me as under:

1. That the promoter has a legal title of the land on which the development of the project is proposed.
2. That the Company had an encumbrance in favour of Indiabulls Commercial Credit Ltd & Indiabulls Housing Finance Ltd. amounting to Rs. 1300 Crores. The company has an encumbrance of Rs. 37.25 Crores in favour of M/s Indiabulls Commercial Credit Limited. The said loans have been fully paid off and the No Dues Certificates has been obtained by the lender.
3. That the time period within which the project shall be completed by the promoter is 03.07.2031.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.



Parveen Arora

28 APR 2025



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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 amount 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, on any grounds.

UTTIRNA INFRAPROJECTS PRIVATE LIMITED

Authorized Signatory
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 Chandigarh on this 28th of April, 2025.



UTTIRNA INFRAPROJECTS PRIVATE LIMITED

Authorized Signatory
Deponent

Attended as Identified

NOTARY PUBLIC, INDIA
CHANDIGARH

28 APR 2025