



Annexure-L

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

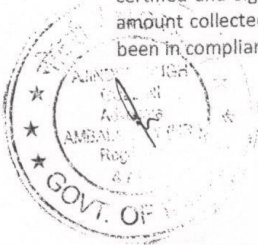
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajneesh Kumar Sharma on behalf of Zuku Exports Private Limited, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 31 MAY,2017.

I Rajneesh Kumar Sharma [promoter of the proposed project / duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That [I / promoter] (have / 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 (me/promoter) is 5 Years + 2 Years.
4. That seventy per cent of the amounts realised by [me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/ the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 [I / 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.



For Zuku Exports Pvt. Ltd.

Director

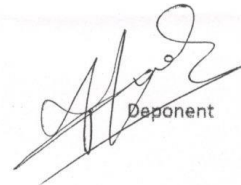
8. That [I/ the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/ the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That [I/ the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot, building, as the case may be, on the grounds of sex, cast, creed, religion etc.


Deponent

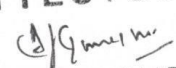
Verification

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 Ambala City on this day of 30/08/2017.


Deponent



ATTESTED

NOTARY PUBLIC,
AMBALA (Haryana)

31 AUG 2017

For Zuku Exports Pvt. Ltd.

Director