



हरियाणा HARYANA



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

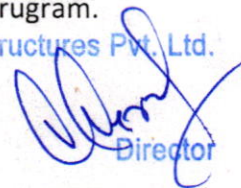
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Virender Verma S/o Sh. Om Parkash Verma Director of promoter of the proposed Group Housing project/ duly authorized by the promoter of the proposed project, vide its authorization dated 20/05/2019;

I, Virender Verma S/o Sh. Om Parkash Verma [promoter of the proposed project/duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

That M/s Shivnanadan Buildtech Pvt. Ltd., 4, Battery lane, Rajpura Road, New Delhi-56 have a legal title to the land on which the development of the proposed project is being carried out at Village Dhankot, Sector -99, Dwarka Expressway, Gurugram.

Pareena Infrastructures Pvt. Ltd.


Director

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between M/s Shivnanadan Buildtech Pvt. Ltd. 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.

1. That details of encumbrances is given below:-
A project loan of Rs. 25 Crores have taken by promoter from M/s Reliance Home Finance Limited against exclusive charge by way of mortgage of FSI of 349060 sq ft available for 4.57 acres Land, exclusive charge on escrow account no rights, title, interest, dues, litigation in name of any party in or over such land is pending.
2. That the time period within which the project shall be completed by promoter is 31st July 2020.
3. 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.
4. 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.
5. 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.

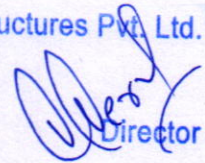


Pareena Infrastructures Pvt. Ltd.


Director

6. 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. That [I/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.

Pareena Infrastructures Pvt. Ltd.



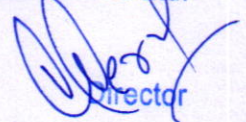
Director

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Pareena Infrastructures Pvt. Ltd.



Director

Deponent

Verified by me at 22nd on this June day of 2019.



ATTESTED

R.N. MALIK, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)