



चंडीगढ़ (संघ राज्यक्षेत्र) CHANDIGARH (U.T.)

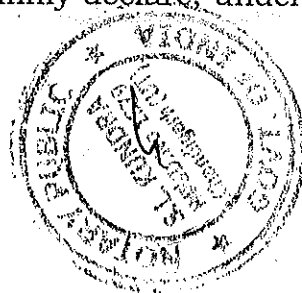
01AA 654036

FORM 'REP-II'

[See rule 3(3)]

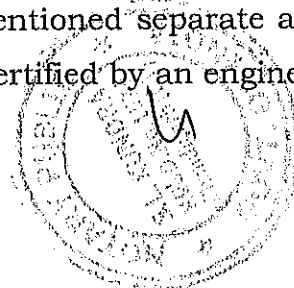
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. GnexRealtech Pvt. Ltd.** a Company registered under the provisions of Companies Act, 1956 having its registered office at B - 10, Lawrence Road Industrial Area, Delhi - 110035 being the "**Promoter**" of the proposed project at land admeasuring 14.5625 acres in the revenue estate of Village NunaMajra, Sector - 36, Bahadurgarh, District Jhajjar, Haryana. ("**Project Land**"), do hereby solemnly declare, undertake and state as under:



[Handwritten Signature]

1. That the Promoter has a legal title to the Project Land on which the development of the proposed project is to be carried out and a legally
2. valid authentication of title of the Project Land along with an authenticated copy of the agreement between such owner and Promoter for development of the real estate project is enclosed herewith.
3. That the Project Land is charged/ mortgaged/ encumbered.
4. That the time period within which the project shall be completed by the Promoter is Twelve (12) months plus three (3) months grace period from the date of allotment.
5. That seventy per cent (70%) of the amounts realised by the Promoter for the real estate project from the allottee(s), 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 Project Land cost and shall be used only for that purpose.
6. That the amounts from the separate account mentioned in clause 4 above, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.
7. That the amounts from the aforementioned separate account shall be withdrawn the Promoter after it is certified by an engineer, an architect



S. Shob

and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

8. That the Promoter shall get the accounts audited within six (6) 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That the Promoter shall take all the pending approvals on time, from the competent authorities.
10. That Promoter has furnished such other documents as have been prescribed by the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and the regulations made thereunder.
11. 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.



S. Bhatia
Deponent

Verification


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

Verified by me at Ce on this 10th day of Oct, 2017.


Deponent



Attested as Identified


NOTARY, Chandigarh

10 OCT 2017.