



उत्तर प्रदेश UTTAR PRADESH

FORM 'REP-II'

EZ 193584

[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. Kushagr Ansal duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29th May 2019;

I, Kushagr Ansal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoters have a legal title to the land on which the development of the project is Proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is already submitted with HRERA office
2. That details of encumbrances on project "Ansals Height Sector – 92, Gurugram" over an area measuring 10.563 acres falling in Sector 92, Gurugram has been mortgaged with HDFC Ltd in

- 1 AUG 2019

क्रम सं. 56 दिनांक 31/7/19
स्टाम्प क्रय करने का प्रयोजन
स्टाम्प क्रेता का नाम/पता
स्टाम्प की मूल्य 1002
स्टाम्प विक्रेता के हस्ताक्षर 20
स्टाम्प विक्रेता की अकाउंट नं. 19 तक
मोहित अग्रवाल स्टाम्प विक्रेता ला0न0-408
16, बिजारी मार्केट, वैशाली, राजियाबाद

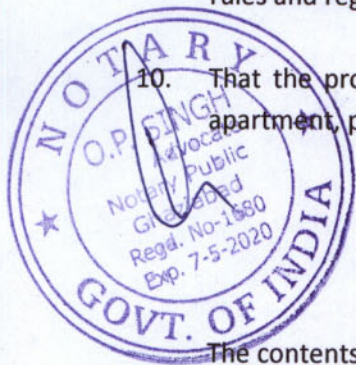
Arsal Housing Ltd
Vaistali, Gzb



respect of financial assistance granted by India Bulls Housing Finance Ltd., including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

3. That the time period within which the project shall be completed by the promoter is December 2019.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 utilised 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.



Kushagra Ansal
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 Ghaziabad on this 31st day of July 2019.

Kushagra Ansal
Deponent

ATTESTED
[Signature]
OM PRAKASH SINGH
Notary Ghaziabad

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