

REP-II

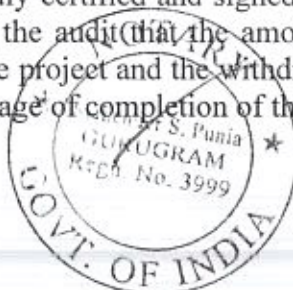
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bhagat Ram Bansal S/o Shri Baboo Ram Bansal duly Authorized by the Developer for the proposed project, "Bestech 92 Market Place" measuring on an area of 5.7125 acres and located at Sec 92, Village Wazirpur, Gurgaon vide authorization dated 01-05-2019 (Annexure)

Bhagat Ram Bansal duly authorized by Bestech India Pvt. Ltd, the Developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Bestech India Pvt. Ltd. a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 (CIN No.- U99999DL2001PTC110996) having its corporate office at Bestech House, Plot No.- 51, Institutional Area, Sector-44, Gurugram, 122002, Haryana and Registered office at Office No. 5D, 5th Floor, Aria Signature Offices, JW Marriot Hotel Delhi Aero City, Hospitality District, Near IGI Airport, New Delhi 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 is before 30/09/2023
4. That seventy per cent of the amounts realized by Developer 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Developer in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the developer after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 Developer 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.

For BESTECH INDIA (P) LTD.
Authorised Signatory.



- 8. That the Developer shall take all the pending approvals on time, from the competent authorities.
- 9. That the Developer has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
- 10. That Developer shall not discriminate against any allottees 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.



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 Gurgaon on this 14th day of August 2019



Deponent

For BESTECH INDIA (P) LTD.
Authorised Signatory



ATTESTED

MAHENDER S. PUNIA,
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India

14 AUG 2019