

Agreement Award



## Indian-Non Judicial Stamp Haryana Government



Date : 27/07/2017

Certificate No. T0272017G254

Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 29506656



Penalty : ₹ 0

(Rs. Zero Only)

### Seller / First Party Detail

Name: Jindal Reality Pvtltd

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 0000000000



### Buyer / Second Party Detail

Name : Other

I.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village: X

District : X

State : X

Phone : 0000000000

Purpose : OTHER

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

### 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. Arun Nijhawan duly authorized by the promoter of the proposed project, vide their Board Authorization dated 15 May 2017

I, Arun Nijhawan, Authorized Signatory, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s Jindal Realty Private Limited and land owners have a legal title to the land on which the development of the proposed project is to be carried out Land 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 is enclosed herewith.

*Arun Kumar*

2. That the said land is free from all encumbrances excepting a charge over the said project land in favor of Axis Bank Limited and SREI Infrastructure Finance Limited against the Project Loan sanctioned thereof .
3. That the time period within which the project shall be completed by promoter is by 31<sup>st</sup> December, 2022.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Jindal Realty Private Limited [Promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by M/s Jindal Realty Private Limited [Promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal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 by M/s Jindal Realty Private Limited [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 by M/s Jindal Realty Private Limited [ Promoter] shall take all the pending approvals on time, from the competent authorities.
9. That by M/s Jindal Realty Private Limited [Promoter] has furnished, to the best extent, such other documents as have been prescribed by the Act and the draft rules, as and regulations ( not released yet ) made thereunder.
10. That by M/s Jindal Realty Private Limited [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.

*Arun Kumar*  
Deponent

#### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Sonapat on this 29 day of July, 2017

ATTESTED

NOTARY  
29/7/17

*Arun Kumar*  
Deponent