



हरियाणा HARYANA

V 187789

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./Ms Ajay Goel S/o Sh. Anil Goel R/o 6, Bihari Park Devli Road Khanpur New Delhi-110062 promoter of the proposed project Valmax City Sec-10 Palwal Haryana/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, Mr./Ms Ajay Goel S/o Sh. Anil Goel R/o 6, Bihari Park Devli Road Khanpur New Delhi-110062 promoter of the proposed project/duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under: -

1. That I Ajay Goel S/o Sh. Anil Goel R/o 6, Bihari Park Devli Road Khanpur New Delhi-110062 promoter Valmax City Sector 10 Palwal Haryana a legal title to the land on which the development of the project is proposed.

16686

29.7.19

Mr. ...

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DECLARATION SUBMITTED BY THE APPLICANT WHICH SHALL BE...



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Or _____ [have/ has] a legal title to the land on which the development of the proposed project is to be carried out 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 enclosed herewith.

2. That the said land is free from all encumbrances.

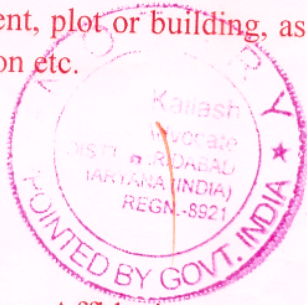
Or

That details of encumbrances _____ 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 Ajay Goel S/o Sh. Anil Goel R/o 6, Bihari Park Devli Road Khanpur New Delhi-110062 promoter is Dated 25.07.2022.
4. That seventy per cent of the amounts realised by Ajay Goel S/o Sh. Anil Goel R/o 6, Bihari Park Devli Road Khanpur New Delhi-110062 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 Ajay Goel S/o Sh. Anil Goel R/o 6, Bihari Park Devli Road Khanpur New Delhi-110062 promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn I Ajay Goel S/o Sh. Anil Goel R/o 6, Bihari Park Devli Road Khanpur New Delhi-110062 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 I Ajay Goel S/o Sh. Anil Goel R/o 6, Bihari Park Devli Road Khanpur New Delhi-110062 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 its hall 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 I Ajay Goel S/o Sh. Anil Goel R/o 6, Bihari Park Devli Road Khanpur New Delhi-110062 promoter shall take all the pending approvals on time, from the competent authorities.
9. That I Ajay Goel S/o Sh. Anil Goel R/o 6, Bihari Park Devli Road Khanpur New Delhi-110062 promoter] [have/ has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That I Ajay Goel S/o Sh. Anil Goel R/o 6, Bihari Park Devli Road Khanpur New Delhi-110062 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.



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 29th on this 07th month of 2019.

Deponent

I know the Deponent and He/She
Signed Pnt. His/Her Thumb
Impression in my Presence

ATTESTED
Notary Faridabad (Haryana)

29 JUL 2019