



हरियाणा HARYANA

41AA 941363

**FORM 'REP-II'**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rinku Ghai, Director of Ridhi Sidhi Empires Private Limited, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide their Board Resolution dated 03/07/2018:

I, Rinku Ghai, Director of Ridhi Sidhi Empires Private Limited, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Alpha Corp Development Private Limited 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 the 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.
  3. That the time period within which the project shall be completed by Ridhi Sidhi Empires Private Limited is April 2023.
- That seventy per cent of the amounts realised by Ridhi Sidhi Empires Private Limited for the real estate project from the Allottees, from time to time,



*Rinku Ghai*

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Ridhi Sidhi Empires Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn Ridhi Sidhi Empires Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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 Ridhi Sidhi Empires Private Limited 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 Ridhi Sidhi Empires Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That Ridhi Sidhi Empires Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Ridhi Sidhi Empires Private Limited 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.

*Rimkuski*  
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 Gurugram on this 04<sup>th</sup> day of January 2019



**ATTESTED**

**RAM NIWAS MALIK, ADVOCATE  
NOTARY, GURUGRAM, HR. (INDIA)**

*Rimkuski*  
Deponent