

उत्तर प्रदेश UTTAR PRADESH FORM 'REP-II'
[See rule 3(3)]

98AD 878367

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. Karun Ansal duly authorized by the promoter of
the proposed project, vide their authorization dated 29.05.2018.

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

1. That promoter has 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 which is already submitted with RERA
office.
2. That details of encumbrances, i.e., the residential plotted project under DEEN
DAYAL JAN AWAS YOJANA (DDJAYSCH-2) over an area measuring 11.9458
acres falling in Sector 20, Ansal Town, Yamuna nagar has been mortgaged with
IFCI Limited., including details of any rights, title, interest, dues, litigation and

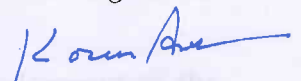


Karun Ansal

- 5 OCT 2019

name of any party in or over such land.

3. That the time period within which the project shall be completed by promoter is **30.08.2024**.
4. That seventy percent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 amount 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 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.



Deponent

Verification

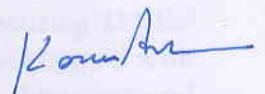
The contents of my above Affidavit cum Declaration are true and correct and Nothing material has been concealed by me therefrom.

Verified by me at Ghaziabad on this 19th day of September 2019.



ATTESTED


OM PRAKASH SINGH
Notary, Ghaziabad



Deponent