



Certificate No. G002019D287

GRN No. 45447203



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name: Crown Propbuild Pvt Ltd

H.No/Floor : Na

City/Village : Gurugram

Phone : 0

Sector/Ward : Na

District : Gurugram

Landmark : Na

State : Haryana



Purpose : GENERAL AGREEMENT to be submitted at Concerned office

FORM 'REP-II'

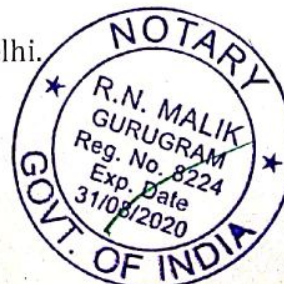
[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTERAffidavit cum Declaration

Affidavit cum Declaration of Mr. Koushik Datta, General Manager of M/s Crown Propbuild Private Limited having its office situated at 501, Time Tower , M.G Road, Gurugram, Haryana; promoter of the proposed project **Commercial Colony named "Sapphire Ninety"** on the land measuring 3.840625 Acres to be /being set up at revenue estate of Village- Nawada Fatehpur, Sector-90, Distt. Gurugram, Haryana and am duly authorized by the Board of Directors of the promoter i.e. M/s Crown Propbuild Private Limited of the proposed project, vide its/his/their authorization/Board Resolution dated 26.11.2019 ;

I, Koushik Datta, General Manager of M/s Crown Propbuild Private Limited [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 / promoter] [have / has] a legal title to the land on which the development of the project is proposed is to be carried out 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 details of encumbrances on the abovesaid project land including details of any rights, title, interest or name of any party in or over such land, are as under:
 - (i) Karnataka Bank Ltd., Sector-9, Rohini, Delhi.



For CROWN PROPBUILD PVT. LTD.


 Authorised Signatory

3. That the time period within which the project shall be completed by [me/promoter] June 2020.
4. That seventy per cent of the amounts realised by [me/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 [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/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 [I / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I / promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I / promoter] [have / has] furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That [I / promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For CROWN PROPBUILD PVT. LTD.


Deponent Authorised Signatory

Verification

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

For CROWN PROPBUILD PVT. LTD.

Verified by me at Gurugram on this 26th day of Nov. 2019.


Authorised Signatory

Deponent



ATTESTED


R.N. MALIK, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)

26 NOV 2019