Mahir Pruthy
R/o 179
Model Town
Delhi

NARESH SIRADHANA
STAMP VENDOR
TEHSIL WAZIRABAD
GURUGRAM
04/12/24

2712
10/APP

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. Mahir Pruthy duly authorized by the promoter M/s Advance India Projects Limited, of the proposed project, vide his authorization dated 14th November 2024.

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

1. That ABM Infrabuild 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 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. The promoter shall obtain the occupation certificate on or before 30.06.2027 and the completion certificate on or before 30.06.2028. Thus, the period within which the project shall be completed by the promoter is 30.06.2028.

4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 amounts collected for a particular project have been utilized for

NOTARY
Jeginder Singh
Area Gurugram
Regd. No.- 16763
Expire on
31/01/2025
GOVT. OF INDIA

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 the 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 Gurugram on this ___ day of _____.

Deponent

NOTARY
Joginder Singh
Area Gurugram
Regd. No.- 16763
Exp. Dt.-
31/01/2025
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ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
Teh. Wazirabad, Distt. Gurugram (Hr.)

04 DEC 2024