

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. Anil Kumar** Authorised Signatory of the proposed project namely **"Anantara"** duly authorized by the promoter of the proposed project, vide its authorization dated 1-12-2024 to execute the present affidavit cum declaration.

I, **Anil Kumar** duly authorized by the promoter of the proposed DDJAY Plotted Colony namely **"Anantara"** do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title of the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by **31st March 2028.**
4. That seventy per cent of the amounts realised by **M/s J Estate** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by **M/s J Estate** in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by **M/s J Estate** after it is certified by an engineer, an architect and a chartered accountant in

NOTARY SUSHIL KUMAR Advocate HISAR Regd. No. 40112 GOVT. OF INDIA

practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That **M/s J Estate** 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 **M/s J Estate** shall take all the pending approvals on time, from the competent authorities.
9. That **M/s J Estate** shall furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That **M/s J Estate** 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.

NOTARY SUSHIL KUMAR Advocate HISAR Regd. No. 40112 GOVT. OF INDIA

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 Wednesday on this 14th **day of February, 2025**.

Deponent

Identified by
14/2/26

ATTESTED
NOTARY, HISAR
14/02/2026