



FORM-B

[see rule 3(4)]

DECLARATION

**Affidavit cum Declaration of Suncity Hi-Tech Projects Private Limited
(Promoter) of the proposed project "SUNCITY MADHAVAM" through its
Authorized Signatory duly authorized by the Promoter of the proposed project
vide its authorization dated 8th October, 2024**

I, Ashish Kumar Jain Son of Mr. Pawan Kumar Jain aged 60 years, c/o Suncity Business Tower, Second Floor, Golf Course Road, Sector 54, Gurugram- 122002, Haryana, duly authorized by the M/s Suncity Hi-Tech Projects Private Limited (Promoter) of the Proposed project "SUNCITY MADHAVAM" do hereby solemnly declare, undertake and state as under:

1. That M/s. M/s Suncity Hi-Tech Projects Private Limited have a legal title to the land upon which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land for development of the real estate project is enclosed with application.

2. That the said land is free from all encumbrances.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 30.06.2028.
4. That seventy percent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 the promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That the promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any unit / office space, as the case may be, on any grounds.

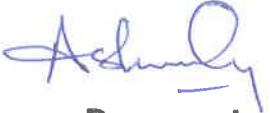


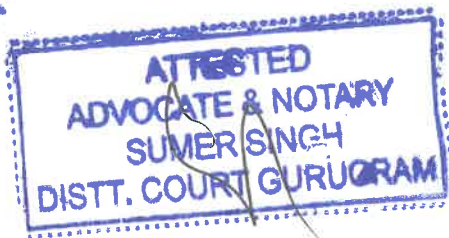
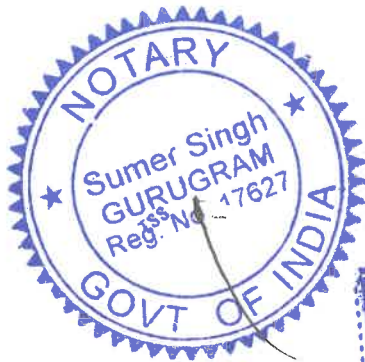
Ashwini
Deponent

Verification

I, Ashish Kumar Jain Son of Mr. Pawan Kumar Jain aged 60 years c/o Suncity Business Tower, Second Floor, Golf Course Road, Sector 54, Gurugram- 122002, Haryana, do hereby verify that the contents, in para No. 1 to 10 of above Affidavit cum Declaration, are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 15th day of January, 2025.


Deponent



16 JAN 2025