



हरियाणा HARYANA

FORM 'REP-II'

[See rule 3(3)]

M 272246

**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 M/s Zakspaces & Interiors Private Limited, promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated July 07, 2025.

I, Deepak Arora, Authorized Representative of M/s Zakspaces & Interiors Private Limited do hereby solemnly declare, undertake and state as under:

1. That 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 there are no encumbrances including creation of any rights, title, interest, dues, litigation and name of any party in or over such project land.
3. The promoter shall obtain the Occupation Certificate (OC) for the Project "Ivory Arches" on or before 30.09.2029. Thus, the time period within which the project- "Ivory Arches" shall be completed by promoter is 30.09.2029.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allotees, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.



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Sr. No.....	27628
Purpose.....	
Signature.....	

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

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 Delhi on this 14 day of October 2025

ATTESTED

RAM NIWAS, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

