

Bond



Indian-Non Judicial Stamp
Haryana Government



Date : 01/06/2026

Certificate No. G0A2026F583



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 152612188



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Kalpatru developers Private limited

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****83



Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Concerned office

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

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 M/s Kalptaru Developers Private Limited, promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01st June 2026.

I, Ajmer Singh, Director of M/s Kalptaru Developers 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 is 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 Completion Certificate (CC) for the Project "Kalptaru Residency" on or before 31.03.2031. Thus, the time period within which the project- "Kalptaru Residency" shall be completed by promoter is 31.03.2031.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

KALPTARU DEVELOPERS PVT. LTD.

Ajmer Singh
Authorised Signatory

Deponent

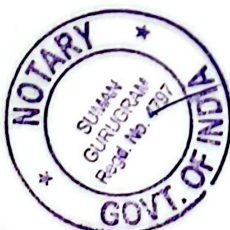
Verification

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

KALPTARU DEVELOPERS PVT. LTD.

Verified by me at Kalptaru on this 21st day of June 2026

Ajmer Singh
Authorised Signatory
Deponent



ATTESTED
SUMAN
ADVOCATE & NOTARY
DISTT COURT, GURGAON

01 JUN 2026