

Bond



Indian-Non Judicial Stamp  
Haryana Government



Date : 13/07/2017

Certificate No. G0M2017G743



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 28766270



Penalty : ₹ 0  
(Rs. Zero Only)

**Deponent**

Name: Wondercity Buildcon Pvt Ltd

H.No/Floor : 35

Sector/Ward : 44

Landmark : 3rd floor u m house

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 0



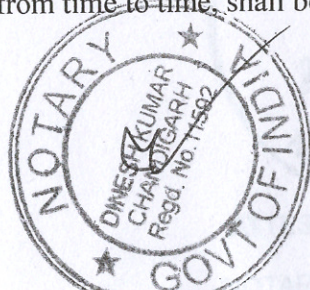
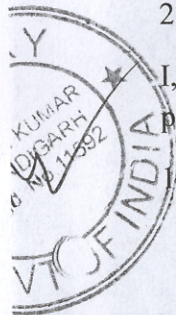
Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Gurgaon or others

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Pradeep Bhatia duly authorized by the Wonder City Buildcon Pvt. Ltd. ("Promoter" of the proposed/ongoing project) vide its board resolution dated 27.04.2017.

I, Pradeep Bhatia, duly authorized by the representative of the Promoter of the proposed/ongoing project, do hereby solemnly declare, undertake and state as under:

1. That Sterling Infrastructure LLP. (earlier known as Sterling Infrastructure Pvt. Ltd.) having its registered office at 20- A, Rajpur Road, Civil Lines, Delhi-110054 and KJS Colonizers LLP (earlier known as KJS Colonizers Pvt. Ltd.) having its registered office at 20- A, Rajpur Road, Civil Lines, Delhi-110054 (hereinafter collectively referred to as "**Owner**") have the legal title to the land on which the development of the proposed/ongoing project being 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 details of encumbrances created by owner in favour of Godrej Properties Limited over such land is annexed herein as **Annexure I**.
3. That the project shall be completed by the Promoter by 28.02.2021
4. That seventy per cent of the amounts to realised by the 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



*F. Shukla*

scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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.

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.

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.

That the Promoter shall take all the pending approvals on time, from the competent authorities.

That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

That the Promoter shall not discriminate against any allottee at the time of allotment of any allotment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

*F. Shal*  
Deponent

**Declaration**

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

Subscribed by me at Gurgaon on this 13<sup>th</sup> day of July 2017.

GOVT. OF INDIA  
Vinesh Kumar  
Chandigarh U.T.  
Regd. No. 11592  
27 JUL 2017  
NOTARY PUBLIC  
ATTESTED AS IDENIFIED

*F. Shal*  
Deponent