


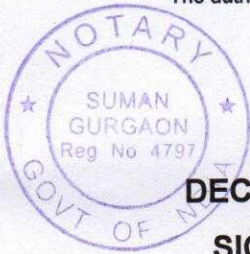


Bond		<b>Indian-Non Judicial Stamp Haryana Government</b>		Date : 24/02/2021
Certificate No.	G0X2021B3083		Stamp Duty Paid : ₹ 101	(Rs. Only)
GRN No.	73598503		Penalty : ₹ 0	(Rs. Zero Only)
<b>Deponent</b>				
Name :	Sunsat Educational academy Pvt ltd			
H.No/Floor : Na	Sector/Ward : Na	Landmark : Na		
City/Village : Gurugram	District : Gurugram	State : Haryana		
Phone :	92*****26			
				
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**

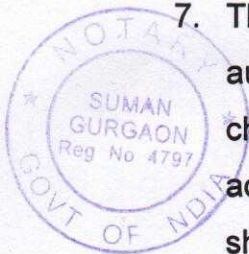
Affidavit cum Declaration of Mr Shikhar Yadav S/o Sh. Bijender Singh Yadav R/o C-1/2742, Sushant Lok-1, Gurugram, Haryana – 122001 duly authorized by the promoter i.e. Sunsat Educational Academy Pvt Ltd. of the proposed project “3B Homes Pataudi One” vide its authorization dated 04.02.2021.

I, Shikhar Yadav S/o Sh. Bijender Singh Yadav R/o C-1/2742, Sushant Lok-1, Gurugram, Haryana – 122001 do hereby solemnly declare, undertake and state as under:

1. That M/s Sunsat Educational Academy Pvt Ltd have a legal title to the land on which the development of the project is proposed vide sale deed no. 1862 Dated 08.0.2012, 1556 dated 25.06.2013, Mutation no. 1308 &

1338 according to Jamabandi (Padat Patwar) Year 2011-2012 and online Jamabandi year 2016-2017.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the M/s Sunsat Educational Academy Pvt Ltd within 5 (Five) years, commencing from the date of gran of registration under HARERA.
4. That seventy per cent of the amounts realised by M/s Sunsat Educational Academy Pvt Ltd for the real estate project "3B Homes Pataudi One" 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 Sunsat Educational Academy Pvt Ltd in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn M/s Sunsat Educational Academy Pvt Ltd 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 M/s Sunsat Educational Academy Pvt Ltd 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 M/s Sunsat Educational Academy Pvt Ltd shall take all the pending approvals on time, from the competent authorities.
9. That M/s Sunsat Educational Academy Pvt Ltd have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.



10. That M/s Sunsat Educational Academy Pvt Ltd 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.



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 Gurugram on this 24<sup>th</sup> day of February, 2021.



Deponent



ATTESTED  
  
SUMAN  
ADVOCATE & NOTARY  
DISTT. COURT, GURGAON (HRY.) INDIA

24 FEB 2021