

Bond



Indian-Non Judicial Stamp  
Haryana Government



Date :19/07/2017

Certificate No. G0S2017G1346



GRN No. 28456312



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)

Deponent

Name: Sapphire Landcraft Pvt Ltd

H.No/Floor : Na

Sector/Ward : 42

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 9711007312



Purpose : AGREEMENT to be submitted at Others

*Assurance -15*

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. Ramesh Kumar Kalra, General Manager of M/s Sapphire Landcraft Pvt. Ltd., having its office at "Ameya One" DLF City, Phase-V, Sector-42, Golf Course Road, Gurugram, Haryana, promoter of the proposed project named **Commercial Colony namely "Sapphire Eightythree"** on the land of 3.522 Acres to be/ being set up at revenue estate of Village Sihi, Sector-83, Distt. Gurugram, Haryana and am duly authorized by the board of Directors of the Promoter i.e M/s Sapphire Landcraft Pvt. Ltd. of the proposed project, vide its/his/their authorization Board Resolution dated 20.07.2017;

I, Ramesh Kumar Kalra, General Manager of M/s Sapphire Landcraft Pvt. Ltd. [promoter of the proposed project / duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:


1. That M/s Sapphire Landcraft Pvt. Ltd. [have / has] a legal title to the land on which the development of the project is proposed 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 details of encumbrances on the above said project land including details of any rights, title, interest, dues, litigation and name of any party in or over such land are as under:



*Ramesh Kalra*

The immovable property (land) standing in the name of M/s Sapphire Landcraft Private Limited on which the proposed project being developed is mortgaged with Aadidav Investment & Finance Limited having their office at B-41, 3<sup>rd</sup> Floor, Pushpanjali Enclave, Pitampura, Delhi-110035.


3. That the time period within which the project shall be completed by [me/promoter] 31<sup>st</sup> October, 2018.
4. That seventy per cent of the amounts realised by [me/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 [me/ the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/ 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.
7. That [I / 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 [I/ the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/ the promoter] [have/ has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I / 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.

  
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 Gurgaon on this 27th day of July 2017.

  
Deponent



ATTESTED

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

27 JUL 2017