

Bond



Indian-Non Judicial Stamp  
Haryana Government



Date : 09/09/2021

Certificate No. G0120211517



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 81375311



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Ss Group Pvt Ltd

H.No/Floor : 77

Sector/Ward : 44

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 88\*\*\*\*\*08



Purpose : AGREEMENT to be submitted at Concerned office

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



**FORM 'REP-II'**  
**[See rule 3(3)]**

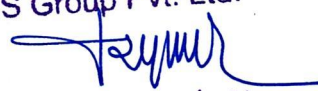
Affidavit cum  
Declaration

Affidavit cum Declaration of **Mrs. Bijimol Mani** W/o Mr. Manikandan K, duly authorized by the promoter of the proposed project "**SS Linden**" at Sector-84 & 85, Gurugram, Haryana vide its authorization dated 25.08.2021.

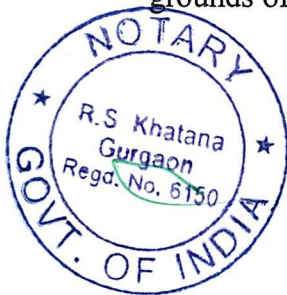
I, Bijimol Mani (duly authorized by the promoter of the proposed project) do hereby solemnly declare, undertake and state as under:

1. That M/s SS Group Private Limited along with M/s Matrix Buildwell Private Limited, M/s North Star Towers Private Limited, M/s Green Gem Estates Private Limited, M/s Shiva Profins Private Limited, M/s. Blue Chip Properties Private Limited and M/s Esteem Towers Private Limited have a legal title to the land on which the development of the proposed project is to be 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. The details of encumbrances over the land are as under:
  - a) Equitable Mortgage in favour of DTCP vide mortgage deed dated 28.11.2017.


For SS Group Pvt. Ltd.

  
Authorized Signatory

3. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> December, 2026.
4. That seventy per cent of the amounts realized 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 development 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 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 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 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.



For SS Group Pvt. Ltd.

  
Authorized Signatory  
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 28 day of September, 2021.

For SS Group Pvt. Ltd.

  
Authorized Signatory  
Deponent

**ATTESTED**  
  
Rajender Singh Khatana  
Advocate & Notary  
Gurugram

**28 SEP 2021**