

Bond



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 17/12/2021

Certificate No. G0Q2021L861



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 85246846



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Elite Homes Pvt ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Na

District : New delhi

State : Delhi

Phone : 99\*\*\*\*\*34



Purpose : AFFIDAVIT to be submitted at Other

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**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. Satish Pal Singh** duly authorized by the promoter of the proposed Project **M2K Harmony-2**, vide its Board Resolution dated 10.12.2021;

I **Satish Pal Singh** duly authorized by the promoter of the proposed Project **M2K Harmony-2** do hereby solemnly declare, undertake and state as under:

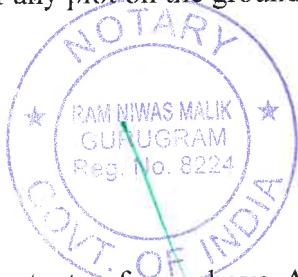
1. That the Project has a legal title to the land on which the development of the Project is proposed.
2. That the said land is free from all encumbrances save and except the encumbrances on part land measuring 3 Kanla 17 Marla comprised in Rect. No. 37, Killa No. 18 min (1-13), 19 min (1-6), 22 min (0-8), 23 min (0-10) of village Garhi Alawalpur, Dharuhera against 15% of Saleable Plot in the Project in lieu of IDW BG in favour of Director, Town and County Planning, Haryana vide Mortgage Deed dated 19.02.2020 duly registered as Document No. 3825 in Book No. 1, Volume No. 183 at Page No. 59 and in Addl. Book No. 1, Volume No. 2278 in Page No. 96 to 99 before Joint Sub-Registrar, Dharuhera. Further, in terms of License Condition no. 2(c), the land falling in the Sector Road / green belt has to be transferred free of Cost to the Govt. of Haryana / local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975. The

For ELITE HOMES PVT. LTD.

*SP Singh*  
Authorised Signatory

land measuring 0.4375 Acre (3 Kanal 10 Marla) comprised in Rect. 37, Killa No. 11/2 min (1 -4), 12 min (0-12), 13 min (0-19), Rect. No. 38 Killa No. 14 min (0-3), 15 min (0-12) forming part of said License Land, falling in the Sector dividing Road along with service Road has been acquired by the Government of Haryana, Industries and Commerce Department for public purpose for development of Mass Rapid Transport System and allied uses and award No. 25 dated 07.08.2020 is passed by Govt. The Promoter has not claimed any compensation in lieu of said acquired land falling in the Sector dividing Road along with service Road and has to transfer the said acquired land free of cost to Govt. in terms of said License Condition.

3. That the time period within which the Project shall be completed by promoter is 30.08.2025.
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 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 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 utilised 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 plot on the grounds of sex, cast, creed, religion etc.



**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 19<sup>th</sup> day of January 2022.

ATTESTED

RAM NIWAS MALIK, ADVOCATE  
NOTARY, GURUGRAM (H-2), INDIA

For ELITE HOMES PVT. LTD.

*SP Singh*  
Deponent  
Authorised Signatory

For ELITE HOMES PVT. LTD.

*SP Singh*  
Deponent  
Authorised Signatory

19 JAN 2022