

Bond		Indian-Non Judicial Stamp Haryana Government		Date : 30/04/2022
Certificate No	G0302022D540			Stamp Duty Paid : ₹ 101
GRN No	89473144			(Rs. Only) Penalty : ₹ 0 (Rs. Zero Only)
<b>Deponent</b>				
Name :	Elan Ltd	Landmark :	Golf view corporate tower	
H.No/Floor :	3rd floor	Sector/Ward :	42	
City/Village :	Gurugram	District :	Gurugram	
Phone :	95*****59	State :	Haryana	
				
Purpose : AFFIDAVIT 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 Gaurav Khandelwal S/o Mr Vijay Kumar R/o 65-A, Bank Colony, Alwar, Rajasthan duly authorized by the promoter (Elan Limited) of the proposed project "Elan Paradise" situated at Revenue Estate of Village Adampur, Sub Tehsil- Wazirabad, Sector-50, District Gurugram, Haryana ), vide its/his/their authorization dated 17/04/2022;

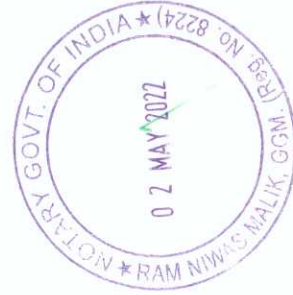
I, Gaurav Khandelwal duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That Confirming Parties M/s **Pyramid City Projects LLP**, having its registered office at H-38, Ground Floor, M2K White House, Sector 57, Gurugram. **Pyramid Empires LLP**, having its registered office at H-38, Ground Floor, M2K White House, Sector 57, Gurugram, Haryana **Mr Krishan Lal S/o Shri Agya Ram, R/o BXX 3190 Street no. 7 Near Gujju Mall Bhawan, Gurudav Nagar, Ludhiana Punjab-141001 Mr Roop Sachdeva S/o Shri Krishan Lal, R/o BXX 3190 Street no. 7 Near Gujju Mall Bhawan, Gurudav Nagar, Ludhiana Punjab-141001 Mr Shiv Kumar**



**Aggarwal, S/o Shri Kishan Das Aggarwal R/o H.No. 150 Arya Nagar Sitapur UP, Mr Ashwani Kumar S/o Shri Krishan Pal R/o 1304, T-4, Ansal Vally view Estate, Gurugram, Haryana** have a legal title to the land on which the development of the project is proposed and Promoter (Elan Limited ) have collaboration agreement (Collaboration Agreement No. 16001, 2930, 3081, 2895, 3082 & 3083 registered with Sub Registrar, Wazirabad , Gurugram dated: 03/01/2020, 12/10/2020, 14/10/2020, 09/10/2020, 14/10/2020 & 14/10/2020)

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me/promoter] is 16<sup>th</sup> June, 2026.
4. That seventy per cent of the amounts realized 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 utilized 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.



A handwritten signature in blue ink, appearing to be "Ram Niwas Malik".



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 Gurugram on this 1<sup>st</sup> May of 2022.  
  
Deponent

**ATTESTED**  
  
RAM NIWAS MALIK, ADVOCATE  
NOTARY, GURUGRAM (HR.) INDIA  
  
NOTARY GOVT. OF INDIA  
REG. No. 8224  
02 MAY 2022  
RAM NIWAS MALIK, GGM.