



Bond	Indian-Non Judicial Stamp Haryana Government		Date : 21/04/2022
Certificate No.	E0U2022D414		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No.	89587997		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
Deponent			
Name :	Magic Eye Developes pvt ltd		
H.No/Floor :	Gf/09	Sector/Ward :	Landmark : Plaza m6
City/Village :	Jasola	District : Delhi	State : Delhi
Phone :	97*****36		
Purpose : AFFIDAVIT to be submitted at X			

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)]

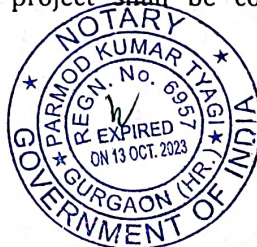
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Manoj Tiwari Authorised Signatory on behalf of promoter (M/s Magic Eye Developers Pvt Ltd.) of the proposed project is duly authorized by the promoter of the proposed project, vide its authorization dated 1st

I, Manoj Tiwari on behalf of promoter (M/s Magic Eye Developers Pvt Ltd) of the proposed project is duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Magic Eye Developers Pvt Ltd. have a legal title to the land on which the development of the project is proposed a legally valid authentication of title of such land along with an authenticated copy of the license for development of the real estate project is enclosed herewith.
2. That for the details of encumbrance is there on land through **India Infoline Finance Limited** including details of any rights, title, interest, dues, litigation, and name of any party in or over such land, Copy of Encumbrance Certificate is attached herewith as **Annexure - 1**.
3. That the time within which the project shall be completed by Magic Eye Developers Pvt Ltd. till 31.12.2024.



4. That seventy per cent of the amounts realised by Magic Eye Developers Pvt. Ltd. for the real estate project from the Allottees, from time to time, shall be deposited in a separate account Number: 57500000811633, HDFC Bank Ltd. Splendor Forum, Jasola, New Delhi, 110025, 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 Magic Eye Developers Pvt Ltd. in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by Magic Eye Developers 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 Magic Eye Developers 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Magic Eye Developers Pvt. Ltd. shall take all the pending approvals on time, from the competent authorities.
9. That Magic Eye Developers Pvt. Ltd. have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Magic Eye Developers Pvt. Ltd. shall not discriminate against any allottee at the time of allotment of any plot, on the grounds of sex, cast, creed, religion etc.

Mang Triant
Deponent

Verification PROMOTER

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 21st April, 2022.

Mang Triant
Deponent



ATTESTED
[Signature]
PARMOD KUMAR TYAGI
Advocate & Notary Public
Gurgaon, Haryana (India)

22 APR 2022