




Affidavit	Indian-Non Judicial Stamp Haryana Government		Date : 05/08/2022
Certificate No.	G0E2022H2279		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No.	93232606		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
Deponent			
Name :	Lovkesh Bhayana		
H.No/Floor :	B92	Sector/Ward :	50
City/Village :	Gurgaon	Landmark :	Gurgaon
Phone :	94*****20	District :	Gurgaon
		State :	Haryana
		Others :	For opal developers and construction pvt ltd
			
Purpose : Undertaking to be submitted at HRERA to be submitted at Hrera			

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 'B' [See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Lovkesh Bhayana Authorized Signatory promoter M/s. Opal Developers and Construction Private Limited of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 04/08/2022.

I, Lovkesh Bhayana authorized signatory 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 I / promoter 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. That the said land is free from all encumbrances.



3. That the time period within which the project shall be completed by I / promoter is up to 31 December 2024.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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 / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That I / 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.

LovKesh
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 05 day of August 2022.



ATTESTED

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

LovKesh
Deponent