

Bond



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 29/07/2022

Certificate No. E0292022G545



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 92916158



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Magic Eye Developers pvt ltd

H.No/Floor : Gf/09

Sector/Ward :

Landmark : Plaza m6

City/Village : Jasola

District : Delhi

State : Delhi

Phone : 97\*\*\*\*\*36



Purpose : AFFIDAVIT CUM UNDERTAKING to be submitted at X

The authenticity of this document can be verified by scanning this QrCode 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

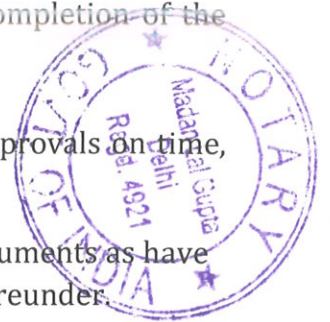
Affidavit cum Declaration of Mr. Manoj Tiwari who is duly authorized by the promoter (M/s Magic Eye Developers Pvt Ltd) of the proposed project, vide its authorization dated 28.06.2022.



I, Manoj Tiwari 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 and 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 is attached herewith as **Annexure - 1 (COLLY)**
2. The **India Infoline Finance Limited** has an Encumbrance over the said Land. Copy of Encumbrance Certificate is attached herewith as **Annexure - 2.**
3. That the time within which the project shall be completed by Magic Eye Developers Pvt Ltd. till 31.12.2026.

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: 57500001020892, HDFC Bank Ltd. Splendor Forum, Jasola, New Delhi, 110025, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Magic Eye Developers Pvt Ltd.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 That the amounts from the separate account shall be withdrawn by Magic Eye Developers Pvt.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.



*Manoj Tripathi*  
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 29-07-2022.

**ATTESTED**  
**NOTARY PUBLIC**  
**(INDIA)**

**12 9 JUL 2022**

*Manoj Tripathi*  
Deponent