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Bond



# Indian-Non Judicial Stamp Haryana Government



Date : 28/05/2018

Certificate No. G0282018E676



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 35316160



Penalty : ₹ 0

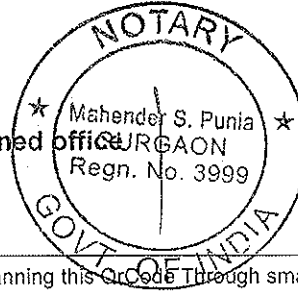
(Rs. Zero Only)

## Deponent

Name : Ansal Properties and Infrastructure ltd  
 H.No/Floor : Na Sector/Ward : Na Landmark : Na  
 City/Village : Gurugram District : Gurugram State : Haryana  
 Phone : 8285563957



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>

For Ansal Properties and Infrastructure Ltd.

Authorised Signatory

28/05/2018



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**FORM 'REP-II'**  
**[See rule 3(3)]**

**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. Rahul Arora** duly authorized by the Promoter of the **New Project, Versalia ( )**, Sector – **67A, Gurugram (Haryana)** vide Resolution of the Directors dated **12/02/2018**.

I, **Rahul Arora S/o Sh. J. C. Arora R/o House No-202, Sector 21-D, Near Market Faridabad, Haryana – 121001** Authorized Signatory of Ansal Properties and Infrastructure Ltd. {Applicant/ Promoter} having its Registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi - 110001, duly authorized by the Promoter of the new project do hereby solemnly declare, undertake and state as under:

1. Promoter has a legal title to the land on which the development of the new project is to be carried out and a legally valid authentication of title of such land.
2. That the said land is free from all encumbrances except as mentioned in the attached application.
3. That the time period within which the project shall be completed by Promoter is **Dec 2021**.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 by 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

For Ansal Properties & Infrastructure Ltd.



Authorised Signatory

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.

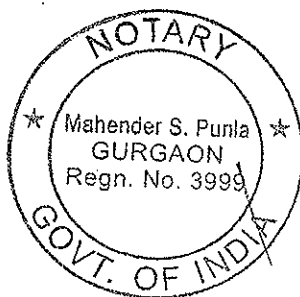
- 8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
- 9. That the Promoter has furnished, to the best extent, such other documents as have been prescribed by the Act and the Rules as may be amended from time to time.
- 10. That the Promoter shall not discriminate 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**  
**(Rahul Arora)**

**Verification**


The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_.

28 MAY 2018




  
**Deponent**  
**(Rahul Arora)**

**ATTESTED**

  
**MAHENDER S. PUNIA**  
**ADVOCATE & NOTARY**  
NOTARY PUBLIC (GURGAON) HARYANA

28 MAY 2018

For Approval Proprietor/...

  
 Authorised Signatory