

Bond



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 11/01/2018

Certificate No. G0K2018A1341



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 31970511



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Krisumi corporation pvt ltd

H.No/Floor : 3

Sector/Ward : 53

Landmark : Central plaza mall golf course rd

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 8800801315



Purpose : Agreement to be submitted at Concerned office

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. Akash Khurana ~~promoter of the proposed project~~ / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05.03.2018 attached as **ANNEXURE- A** ;

I, Akash Khurana [~~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 / has] a legal title to the land on which the development of the project is proposed

Or

That Bluejays Realtech Private Limited [have/ has] 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 as **Annexure- 33**

**Explanation.**— where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed

2. That the said land is free from all encumbrances.

Or

That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land is attached as **Annexure-B**.

3. That the time period within which the project shall be completed by [me/promoter]—December 2023.

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 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 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 such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
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 

### 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 07<sup>th</sup> day of March 2018.

  
Deponent 

**KRISUMI CORPORATION PRIVATE LIMITED**

FORMERLY KNOWN AS VISION INFRAHEIGHTS PRIVATE LIMITED  
(CIN- U70200HR2012PTC064545)

Date: 05.03.2018

**TO WHOMSOEVER IT MAY CONCERN**

We hereby Authorize Mr. Akash Khurana son of Shri Desh Bandhu Khurana resident of C2/41, Ground Floor Safdarjung Development Area New Delhi- 110016, as a Authorised signatory on behalf of M/s Krisumi Corporation Private Limited to execute, sign, submit the application and other necessary documents as per the requirements and is also authorized to execute, sign, submit all the necessary documents, papers, affidavit, letters, agreements, writings, submissions etc. to be submitted by the Company and to appear, present with various departments/authority on behalf of the Company for the registration of the Group housing project of the Company situated at the revenue estate of Sihi and Harsaru village, Sector 36A, Gurgaon- Manesar Urban Complex, Haryana with Real Estate Regulatory Authority, Haryana”


Signature of Mr. Akash Khurana attested

**FOR AND ON BEHALF OF KRISUMI CORPORATION PRIVATE LIMITED**

  
**Mohit Jain**  
**Director**  
**(DIN-00024521)**

**Address: X-44, Green Park Main**  
**New Delhi 110016**

Reg. office:- 3<sup>rd</sup> Floor, Central Plaza Mall, Golf Course Road, Sector 53, Gurgaon, Haryana- 122001  
 Corporate office:- 461-462 Udyog Vihar phase -III Gurgaon, Haryana -122016  
 E-mail-ID:- [companysecretary@krishnagroup.co.in](mailto:companysecretary@krishnagroup.co.in), Telephone No.- 0124-4725017

जमाबन्दी कागजात क्रमांक 10

जमाबन्दी गांव सिद्धी तहसील भूमिखर्ज जिला गुरुगांव साल 2014-2015

1	2	3	4	5	6	7	8	9	10	11	12
क्र.सं.	जमाबन्दी क्र.सं.	जमाबन्दी कागजात का नाम	विवरण सहित मालिक का नाम	विवरण सहित कोसवाला का नाम	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	अनुविधि
269	275	अभिराज	अभिराज अशोक प्रसन्न	अशोक	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	269-70 115/ 148/2013
236		राज	राज सिंह जे-10/1, वाली से. सं. रफ-II	- X -	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	जमाबन्दी क्र.सं. 117/2014 में चला पहा-मुक्त है।
			राजगण		हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	269-70 1024/ 20-8-2014
			राजगण		हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	जमाबन्दी क्र.सं. 117/2014 में चला पहा-मुक्त है।
			राजगण		हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	269-70 702/ 6/6/2010
			राजगण		हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	हक के प्रकार	जमाबन्दी क्र.सं. 117/2014 में चला पहा-मुक्त है।

श्रीमान जी. तहसील की जाती है कि नकल मुलायिक वसूल बाई। असल ही उपरोक्त हस्त लिखित है।  
हस्ताक्षर पटवारी दिनांक 10/12/2018



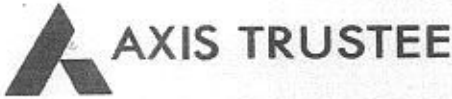
नकल एक रीजनालय दिल्ली लाई 2017-2018 दिनांक 14/01/1939  
 एक ही सिटी के मन्त्रालय जिला मुख्यालय

सूचक संख्या	सूचक संख्या	सूचक विवरण
491		<p>7 नवम्बर 2018 को 7 मालगुन शाका संवत् 1939</p> <p>काका के राज आकाश सुराणा इन्फोटेक BLUEJAYS REALTECH प्राइवेट लिमिटेड के द्वारा काका एक हाउस के नाम पर AXISTRUSTEE ATSL/DEL/2012 18/1194 दिनांक 13-2-2017 मालगुन व हसीमदा के पत्र किया करानी मोजा सिटी लिमिटेड के 269/275 को करण 7 कीमा के 1/2 (4-0) 2/2 (4-0) 9 (8-0) 10 (8-0) 11/1 (1-2) व को के 8 कीमा के 5 मि (7-0) 6 (8-0) कुल रकबा 40 कवाला 8 मरला मि जागिर में है।</p> <p>अबुजीज रिमलर्ट के प्राइवेट लिमिटेड का AXISTRUSTEE SERVICES लिमिटेड, एजिंट कोलिम AXIS House Ground Floor Wadia International Centre Pandurung Budhkur Murga Wadi Mumbai इलेक्ट्रो 50 करोड के नाम पर करनी</p>

काका  
 संवत्  
 गांधी  
 सिटी

श्रीमान जी,  
 तसवीफ की प्रकृति के लिए नकल मुताबिक  
 बसल है। उजरत हस्त का नाम प्रसूत पाई।  
 हस्ताक्षर पटवारी  
 दिनांक... 10/2/2019





ATSL/DEL/2017-18/1194  
December 13, 2017

Tehsildar/Nayab Tehsildar,  
Manesar, Gurugram  
Haryana

**Sub: Entry of Jamabandi in favour of Security Trustee (i.e., Axis Trustee Services Limited) being Security Trustee for Rupee Term Loan Facility Rs. 50 Crores ("the Facility") sanctioned by YES Bank Limited**

Dear Sir/ Ma'am,

We, **AXIS TRUSTEE SERVICES LIMITED**, a Company registered under Companies Act, 1956, with Corporate Identification Number U74999MH2008PLC182264, having registered and corporate office situated at Axis House, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai -400 025, have been appointed as **Security Trustee** vide Security Trustee Agreement executed on November 29, 2017, for the captioned Facility sanctioned by YES Bank Limited ("**Lender**"). The said facility shall be secured against mortgage in favour of the Security Trustee is land measuring 40 kanal 8 marla comprised in Mu no. 7, Kila no. 1/2 (4-0), 2/2(4-0), 9(8-0), 10(8-0), 12/1(1-2), MU no. 8, Kila no. 5 min (7-6), 6(8-0) situated in the revenue estate of Village Sihi, Tehsil and District Gurgaon, Haryana ("**the Property**"). The said parcels of land is owned by Bluejays Realtech Private Limited.

Therefore, we request you to please enter/ record our name i.e. AXIS TRUSTEE SERVICES LIMITED as Mortgagee, in your Jamabandi Records of the above said property held by Bluejays Realtech Private Limited.

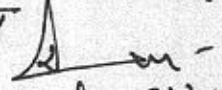
Thanking you.

Yours faithfully  
**FOR AXIS TRUSTEE SERVICES LIMITED**

  
Manoj Chauhan  
Deputy Manager

Cc to: Bluejays Realtech Private Limited (Company)

नोट :- एकमे रपट नम्बर 491 दिनांक 07/02/2018 से जमाबन्दी  
साल 2014-15 से सुधरी से देनाला दिना गया

  
habu. Sihi  
07/02/18

**AXIS TRUSTEE SERVICES LTD.**  
(A wholly owned subsidiary of Axis Bank)

Corporate Identity Number (CIN): U74999MH2008PLC182264

CORPORATE & REGISTERED OFFICE: Axis House, Ground Floor, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025.

TEL : 022-6226 0054 / 6226 0050 Website: www.axistrustee.com

