

Bond



**Indian-Non Judicial Stamp  
Haryana Government**



Date :09/12/2022

Certificate No. G0I2022L2601

GRN No. 97052613



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Deponent**

Name: Capital heights pvt ltd

H.No/Floor : 00

Sector/Ward : 00

Landmark : 00

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 80\*\*\*\*\*91



Purpose : Affidavit to be submitted at Concerned office

**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. Pramod Kumar Sharma authorized signatory of M/s Capital Heights Pvt. Ltd. (CIN No. U70101DL2011PTC217786) ("Promoter") having its registered office at N-8, Ground Floor, Panchsheel Park, New Delhi- 110017 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16.11.2022 w.r.t. to the SCO Plotted Colony "ONE GLOBAL" being developed by M/s Capital Heights Pvt. Ltd. on land measuring 7.40625 Acre situated at Sector-73, Revenue estate Village Begampur Khatola Distt- Gurugram, Haryana under the provisions of license no. 184 of 2022 dated 14.11.2022.

I, Pramod Kumar Sharma authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Company/ Promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.



3. That the time period within which the project shall be taken Completion Certificate is 30.09.2025.
4. That seventy per cent of the amounts realised by the Company/ 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Company/ Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the Company/ Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 Company/ 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 Company/ Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Company/ Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the Company/ Promoter shall not discriminate against any allottee at the time of allotment of any Unit / Retail/ Office space on the grounds of sex, cast, creed, religion etc.

For Capital Heights Pvt. Ltd.

Deponent

Authorised Signatory

### 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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

For Capital Heights Pvt. Ltd.

Authorised Signatory  
Deponent



ATTESTED

MAHENDER S., PUNIA  
ADVOCATE & NOTARY  
Distt. Gurugram (Haryana) India

14 DEC 2022