

Bond



Indian-Non Judicial Stamp
Haryana Government



Date : 23/12/2022

Certificate No. G0W2022L422



Stamp Duty Paid : ₹ 101

GRN No. 97474564



Penalty : ₹ 0

Deponent

Name : Gemini Agrofarm Pvt Ltd

H.No/Floor : G14/gf

Sector/Ward : Na

Landmark : Jangpura extension

City/Village : Delhi

District : New delhi

State : Delhi

Phone : 99*****00



Purpose : Affidavit to be submitted at Concerned office

The authenticity of this document can be verified by scanning this OrCode 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. Manish Bhupinder kumar Bakshi, Authorized Signatory of M/s Gemini Agrofarm Private limited is developing Affordable Plotted colony under DDJAY namely "SUPERMAX-The flower city" over an area measuring 6.5375 Acres falling in Sector-34, Sonipat, Haryana under License No. 180 of 2022 dated 09.11.2022.

I, Manish Bhupinder kumar Bakshi, Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the 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.



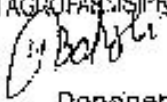
For GEMINI AGROFARMS PRIVATE LIMITED

M. Bakshi
Authorized Signatory

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3. That the time period within which the project shall be completed by the promoter is 01.11.2027
 4. That seventy percent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 amount 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 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 there under.

That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

For GEMINI AGROFARMS PRIVATE LIMITED

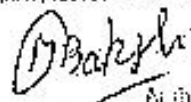

Dependent Signatory

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 GURUGRAM on this 23RD December 2022.

For GEMINI AGROFARMS PRIVATE LIMITED


Dependent Signatory



ATTESTED

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

23 DEC 2022