

Bond



**Indian-Non Judicial Stamp  
Haryana Government**



Date :20/12/2022

Certificate No. G0T2022L3586

GRN No. 97403585



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Deponent**

Name: Desi Construction Pvt Ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

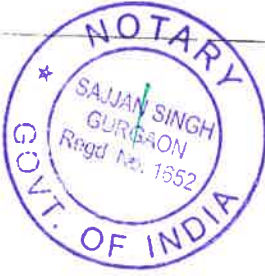
District : Gurugram

State : Haryana

Phone : 98\*\*\*\*\*02



Purpose : GENERAL AGREEMENT 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 M/s Desi Construction Private Limited having its registered office at 806-807, Best Sky Tower, Netaji Subhash Place, Pitampura, North East Delhi-110034 of the proposed project Affordable Group Housing Colony "TATHASTU I" by Mr. Ashok Kumar duly authorized by the promoter of the Proposed projects vide their authorization dated 10.10.2022.;

We, Desi Construction Private Limited do hereby solemnly declare, undertake and state as under:

1. That Desi Construction Private Limited has a legal title to the land admeasuring 12.8847 Acres 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land is as under:

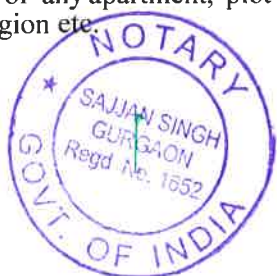
S. No	Name of Borrower	Name of Lender	Details of Facility	Nature of Right Title, Interest	Litigation
1.	NA	NA	NA	NA	NA

M/s DESI CONSTRUCTION PVT. LTD

*Ashok Kumar*

Authorised Signatory

3. That the time period within which the project shall be completed by promoter is 14.11.2027 and we will apply for Occupation Certificate (OC) on 15.11.2026 and Completion Certificate (CC) 15.05.2027.
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 Desi Construction Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by Desi Construction Private Limited 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 Desi Construction Private Limited 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 Desi Construction Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That Desi Construction Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Desi Construction Private Limited 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.



M/s DESI CONSTRUCTION PRIVATE LTD. *[Signature]*

Deponent  
Authorised Signatory

**Verification**

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at DELHI on this 10 day of January 2023.

M/s DESI CONSTRUCTION PRIVATE LTD. *[Signature]*

Deponent  
Signatory

**ATTESTED**  
*[Signature]*  
SAJJAN SINGH  
ADVOCATE & NOTARY  
GURGAON

20 JAN 2023