

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 09/01/2023

Certificate No. G012023A3802



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 98118338



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Pegasus Developers Pvt Ltd

H.No/Floor : J10/9

Sector/Ward :

Landmark : Dlf phase 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 79*****60



Purpose : AFFIDAVIT to be submitted at Other

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

FORM 'REP-II'

[See rule 3(3)]

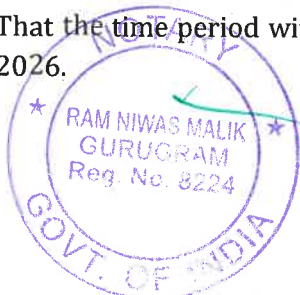
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mr. Sanjay Aggarwal S/o Sh. Braha Prakash Gupta _ duly authorized by the promoter (PEGASUS DEVELOPERS PRIVATE LIMITED) of the ATULYAM 83 project, vide its authorization dated 7th January 2023;

I, Sanjay Aggarwal, authorized signatory of M/s PEGASUS DEVELOPERS PRIVATE LIMITED duly authorized by the promoter of the ATULYAM 83 project do hereby solemnly declare, undertake and state as under:

1. That M/s PEGASUS DEVELOPERS PRIVATE LIMITED 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 completed by promoter is 31st March 2026.



[Handwritten Signature]

4. That seventy per cent of the amounts realized by promoter for the real estate project "Atulyam 83" 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 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 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.

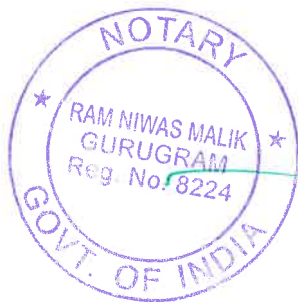

Deponent

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 ___ day of _____.


Deponent



ATTESTED

10 JAN 2023

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