

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 07/07/2022

Certificate No. G0G2022G2667



Stamp Duty Paid : ₹ 101

GRN No. 92230123



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Capital height pvt ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Gurugram

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 81*****83



Purpose : AFFIDAVIT to be submitted at Other

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)]

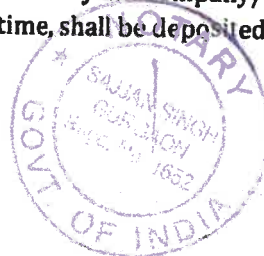
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Pramod Kumar Sharma authorized signatory of M/s Capital Heights Private Limited (CIN U70101DL2011PTC217786) ("Promoter") having its registered office at N-8, Ground Floor, Panchsheel Park, New Delhi- 110017 duly authorized vide Board Resolution dated 01-Jul-2022 w.r.t. the residential project named "Residences 360" being developed by Capital Heights Private Limited on land admeasuring 1.26 acres (For Tower No. CR-01) situated at Sector-70A, Village- Palra, District Gurugram, Haryana under the provisions of License No. 16 of 2009 dated 29.05.2009 and 73 of 2013 dated 30.07.2013.

I, Pramod Kumar Sharma duly 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 project land/area of 1.26 acres (For Tower No. CR-01) is free from all encumbrances.
3. That the time period within which the project shall be taken Occupation Certificate is 30-Jun-2025 and Completion Certificate is 31-Dec-2025 by the Company.
4. That seventy per cent of the amounts released 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Company/ Promoter in proportion to the percentage of completion of the project.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 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 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 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, Haryana on this 11th day of July, 2022 
Deponent



ATTESTED
SATJAN SINGH
ADVOCATE & NOTARY
GURGAON
11 JUL 2022