

Bond



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 29/04/2023

Certificate No. G0292023D135

\*G0292023D135\*

Stamp Duty Paid : ₹ 101

GRN No. 101877930

\*101877930\*

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Elan City Llp

H.No/Floor : 15th floor

Sector/Ward : 43

Landmark : Two horizon center golf course road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 95\*\*\*\*\*59



**Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Concerned office**

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)]

Affidavit cum Declaration

Affidavit cum Declaration of Gaurav Khandelwal S/o Mr Vijay Kumar R/o 65-A, Bank Colony, Alwar, Rajasthan duly authorized by the promoter (Elan City LLP) of the Commercial Colony named Elan Empire, falling in the Revenue Estate Village Maidawas Sector-66, Tehsil -Badshahpur, District Gurugram, Haryana), vide its/his/their authorization dated 01.05.2023

I, Gaurav Khandelwal duly authorized by the promoter of the proposed Commercial Colony, do hereby solemnly declare, undertake and state as under:

1. That The Conveyance Deed vide Vasika No. 4851 dated 21.12.2020 and Conveyance Deed vide Vasika No. 7907 dated 12.03.2021 have been executed and registered in favor of Promoter M/s Elan City LLP having its Registered Office at 15<sup>th</sup> Floor, Two Horizon Centre, DLF Phase-V, Sector-43, Golf Course Road, Gurugram and have a legal title to the land on which the development of the project is proposed. Total licensed Area is 109.069 Acres (License No. 97 of 2010 dated 18/11/2010 and 41 of 2011 dated 3/05/2011). The Project/Phase area 1.4625 Acres.
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 30.04.2028.



4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That 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 03.05.2023.



Deponent



ATTESTED

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

03 MAY 2023