

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 26/10/2023

Certificate No. G0Z2023J3482



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 108454996



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Godrej properties ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 87*****73



Purpose : ALL PURPOSE to be submitted at Others

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)]

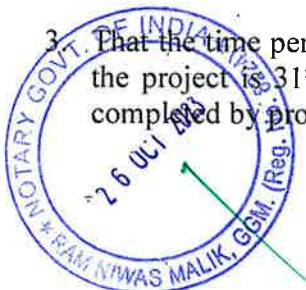
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rishabh Goel duly authorized by the promoter (i.e. Godrej Properties Limited) of the proposed project, vide its authorization dated January 05, 2023.

I, Rishabh Goel duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s Godrej Properties Ltd. ("**Owners**") have legal title to the land on which the development of project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the sale deeds between erstwhile landowners and promoter i.e. Godrej Properties Limited is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the promoter shall obtain the occupation certificate of the project is 31st October 2030 and the time period within which the project shall be completed by promoter is 31 December 2030.



ATTESTED

Rishabh

Contd..Pg/2

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

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 or building, as the case may be, on the grounds of sex, cast, creed, religion etc.


Deponent

Verification

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

Verified by me at _____ on this ____ day of _____.


Deponent




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