






Bond		<b>Indian-Non Judicial Stamp Haryana Government</b>		Date :21/09/2023
Certificate No. G0U2023I3839				Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No. 107159216				Penalty : ₹ 0 (Rs. Zero Only)
<b><u>Deponent</u></b>				
Name: Tathastu Realty Pvt ltd				
H.No/Floor : Na	Sector/Ward : Na		Landmark : Na	
City/Village : Gurugram	District : Gurugram		State : Haryana	
Phone : 96*****74				
Purpose : AFFIDAVIT 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 Tathastu Realty Private Limited having its registered office at House No. 48/3-A, Shop No 2, 1st Floor Blk-C, Lawrance Road, Industrial Area, Keshavpuram New Delhi- 110035 of the proposed project Affordable Group Housing Colony "TATHASTU 35" by Mr. Vikas Garg duly authorized by the promoter of the Proposed projects vide their authorization dated 13.09.2023;

We, Tathastu Realty Private Limited do hereby solemnly declare, undertake and state as under:

1. That Tathastu Realty Private Limited has a legal title to the land admeasuring 9.90625 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 the land is free from all encumbrance.

3. That the time period within which the project shall be completed by promoter is 23.03.2028 and we will apply for Occupation Certificate (OC) on 28.07.2027 and Completion Certificate (CC) 25.11.2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Tathastu Realty Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by Tathastu Realty Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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 Tathastu Realty 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 Tathastu Realty Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That Tathastu Realty Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Tathastu Realty 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.

Deponent

**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 Gurugram on this ..... day of October 2023.

Deponent