

Bond



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Haryana Government**



Date : 02/01/2024

Certificate No. G0B2024A2809



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 111132839



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Simran ved A r of lion Infradevelopers llp

H.No/Floor : 0

Sector/Ward :

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 82\*\*\*\*\*93



Purpose : AFFIDAVIT to be submitted at Concerned office

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**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 Ms. Simran Ved duly authorized by the promoter of the proposed project "GREEN VALLEY 2", vide his authorization dated 19<sup>th</sup> December 2023;

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

1. That the promoter along with M/s. Nitika Propmart Pvt. Ltd, Smt. Sukhpali , Sh. Jatin Lohia S/o Sh. Ravinder Singh Lohia W/o Sh. Satbir Singh and Sh. M.R. Lohia S/o Sh. Phool Singh Lohia and Smt. Satyawati W/o Sh. M.R. Lohia having a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of the title of such land along with an authenticated copies of the agreement between such owners and promoter for the development of the real estate project is enclosed with DPI form.
2. That the said land is free from all encumbrances.

FOR LION INFRADEVELOPERS LLP  
  
AUTHORISED SIGNATORY

3. That the time period within which the project shall be completed by the promoter is 30.06.2028.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the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 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 I shall take all the pending approvals on time, from the competent authorities for and on behalf of the promoter.
9. That I shall furnish such other documents for and on behalf of the promoter 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.

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 AUTHORISED SIGNATORY

**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 02<sup>nd</sup> day of January 2024

FOR LION INFRADEVELOPERS LLP  
  
 AUTHORISED SIGNATORY

**DEPONENT**



**ATTESTED**  
  
**JOGINDER SINGH**  
 ADVOCATE & NOTARY  
 Teh. Wazirabad, Dist. Gurugram (Hr.)  
 02 JAN 2024