

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 21/12/2023

Certificate No. EOU2023L1962



Stamp Duty Paid : ₹ 101

GRN No. 110815052



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Associate real estate Developers Llp

H.No/Floor : 660

Sector/Ward : 16a

Landmark : X

City/Village : Faridabad

District : Faridabad

State : Haryana

Phone : 99*****24



Purpose : Undertaking to be submitted at X

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashy.nic.in>

REP - II
[See Rule 2 (3)]



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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vikas Sharma duly authorized by the promoter of the proposed project "Lavender Greens", by M/s. Associate Real Estate Developers LLP falling in the revenue estate of village Alahapur and Patli Khurd, Sector-5, Palwal, Haryana,

I, Vikas Sharma Authorized Signatory of M/s. Associate Real Estate Developers LLP, a limited liability partnership incorporated, existing and governed under the provisions of Limited Liability Partnership Act, 2008, having its office at 660, 1st Floor, Sector-16-A, Faridabad, Haryana-121002 (hereinafter referred as the Company/Promoter) 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 proposed project is to be carried out.
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 05.12.2028.

For Associate Real Estate Developers LLP

Auth. Signatory

4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 the 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 utilised 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 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.



VERIFICATION

For Associate Real Estate Developers LLP

DEPONENT

Auth. Signatory

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 Faridabad on this ___ day of _____ 2023

For Associate Real Estate Developers LLP

DEPONENT

Auth. Signatory

ATTESTED AS IDENTIFIED

Notary Public Faridabad (Haryana)

26 DEC 2023