

Bond



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 10/11/2023

Certificate No. G0J2023K1412



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 109315520



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Roots Developers Private limited

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98\*\*\*\*\*36



Purpose : **UNDERTAKING to be submitted at Concerned office**

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egreshy.ncj.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. Rajan Yadav S/o Sh. Virender Singh duly authorized by Roots Developers Pvt. Ltd. (promoter) through board resolution dated 25<sup>th</sup> August, 2023.

I, Rajan Yadav authorized signatory of M/s Roots Developers Pvt. Ltd. duly authorized by the promoter of the Roots Courtyard-2 project do hereby solemnly declare, undertake and state as under:

1- That Virender Singh and Surander Yadav both sons of Late Sh. Dharam Pal, Jitender Yadav Son of Late Sh. Phool Singh Yadav and Mrs. Sarita Yadav Wife of Sh. Vikas Yadav has a legal title to the land who have entered into a collaboration agreement with the promoter M/s Roots Developers Ltd. vide registration no. 19309 dated 15.11.2012 and 15765 dated 27.09.2012 on which the development of the project is proposed.

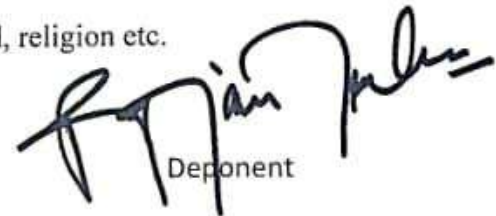
And a legally valid authentication of title of this land along with copy of agreement between and promoter is enclosed herewith.

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 16.03.2028.

*Rajan Yadav*

- 4- That seventy percent of the amounts realized by promoter for the real project" Roots Courtyard-2 "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 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 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 there under.
- 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.

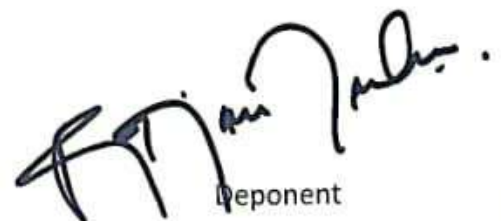
  
Deponent

#### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing materials has been concealed by me there from.

Verified by me at Gurugram on this 20<sup>th</sup> day of Nov 2023



  
Deponent