

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date :20/04/2024

Certificate No. GOT2024D1062



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 115731518



Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Klj Developers Pvt Ltd

H.No/Floor : Na

Sector/Ward : 30

Landmark : Park centra

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 95*****86



Purpose : Affidavit Cum Declaration to be submitted at Concerned office



**FORM 'REP-II'
[See rule 3(3)]**

AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of Mr. Sunil Andley on behalf of the Promoter the proposed project named "KLJ GREENS" with respect to Tower No. B8, B9, B10, J1 & J2 in Pocket-B located in Sector-77, Village – Neemka, Tehsil & District – Faridabad, Haryana for which Licence Nos. 3 to 9 of 2007 all dated 02.01.2007 and 157 of 2008 dated 08.08.2008 issued by the Director General, Town & Country Planning, Haryana in terms of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Area Rules, 1976, duly authorized by the promoter vide its Board Resolution dated 30-06-2017;

I, Sunil Andley, on behalf of the Promoter, **KLJ Developers Private Limited**, a Company duly incorporated under the provisions of the Companies Act, 1956 having its registered office at KLJ House, 5th Floor, Plot No. 8A, Shivaji Marg, Najafgarh Road, New Delhi-110015 of the proposed project / duly authorized by the promoter do hereby solemnly declare, undertake and state as under:



1. That the Promoter has a legal title to the land on which the development of the project is undertaken.
2. That the said land is having the following encumbrances.

The said land has been mortgaged to HDFC Bank Limited to avail Project finance.

3. That the time period within which the project shall be completed by the Promoter is 31st **December, 2039.**
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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.



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 the 22nd day of April, 2024.



Deponent



Deponent

22 APR 2024 ATTESTED AS IDENTIFIED

SUMAN
ADVOCATE & NOTARY
18TH COURT GURGAON