



Certificate No. E0V2024B668



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 113200006



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Keystone world pvt ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****45



Purpose : UNDERTAKING AFFIDAVIT to be submitted at Anywhere

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>**FORM 'REP-II'**

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Sibasis Bhattacharya S/o Mr Hrishikes Bhattacharya R/o C-802, APEX Green Valley, I.E. Sahibabad S.O, Ghaziabad, Uttar Pradesh 201010 duly authorized by the Promoter Keystone World Pvt. Ltd. of the proposed Residential Project- "Seasons", situated at Revenue Estate of Village- Shikohpur, Sector-77, District Gurugram, Haryana vide its/his/their authorization dated 24.02.24

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

1. That The Janpriya Build Estate Pvt. Ltd (Land Owning Company) have a legal title to the land on which the development of the project is proposed and the Promoter - Keystone World Pvt. Ltd. having their Registered Office at



A-130, FIRST FLOOR, NEETI BAGH, New Delhi 110049 and business office at 504, 5th Floor MVL I Park, Part II, Chander Nagar, Sector 15, Gurugram, Haryana was executed Development and Marketing agreement with Janpriya Build Estate Pvt. Ltd , Umang Realtech Pvt. Ltd & Uppal Housing Pvt. Ltd on dated 29/05/2023 and registration no. 2563 after that received the BIP permission from DTCP Memo no Endst. No. LC-2384-JE(SB)-2023/39284 dated 16/11/2023 for proposed Project Area admeasuring 4.035 Acres out of 16.54 Acres Licensed area (License no. 67 of 2011 dated 16/07/2011).

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me/promoter] is 30/06/2029, Occupancy Certificate will receive on before 30/09/2029 and project will receive the completion certificate on before 31/12/2029.
4. That seventy per cent of the amounts realized by [me/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 (42717044318), to cover the cost of the project, shall be withdrawn by [me/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 [I/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 [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/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 material has been concealed by me therefrom.

Verified by me at Gurugram on this 24/02/2024.

Deponent



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

26 FEB 2024