

Bond



# Indian-Non Judicial Stamp Haryana Government



Date :03/06/2024

Certificate No. G0C2024F981



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 117105612



Penalty : ₹ 0  
(Rs. Zero Only)

## Deponent

Name: Santur builders Pvt ltd

H.No/Floor : Na

City/Village : Delhi

Phone : 99\*\*\*\*\*41

Sector/Ward : Na

District : Delhi

Landmark : Na

State : Delhi



Purpose : AFFIDAVIT to be submitted at Others



For Santur Builders Private Limited  
  
Authorised Signatories

## 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 M/s Santur Builders Private Limited having its office at E-6, Ground Floor, Greater Kailash-I, South Delhi-110048 of the Proposed Affordable Plotted Colony "Santur Azalea" by Mr. Harsh Parashar duly authorized by the promoter of the proposed project, vide their authorization dated 31.05.2024;

We, Santur Builders Private Limited do hereby solemnly declare, undertake and state as under:

1. That M/s Santur Builders Private Limited has a legal title to the land admeasuring 9.394 acres on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land is as under :

S.No	Name of Borrower	Name of Lender	Details of Facility	Nature of Right, Title, Interest	Litigation
1.	NA	NA	NA	NA	NA

3. That the time period within which the project shall be completed by promoter is 30.06.2029.
4. That seventy per cent of the amounts realized 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.



**For Santur Builders Private Limited**  
*[Signature]*  
**Authorised Signatories**

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Santur Builders Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn M/s Santur Builders Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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 M/s Santur Builders Private Limited 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 M/s Santur Builders Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That M/s Santur Builders Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That M/s Santur Builders Private Limited 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.

For Santur Builders Private Limited

Deponent *(Handwritten Signature)* Authorised Signatories

### 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 01<sup>st</sup> day of June, 2024.



ATTESTED  
*(Handwritten Signature)*  
RAM NIWAS MALIK, ADVOCATE  
NOTARY, GURUGRAM (HR.) INDIA

For Santur Builders Private Limited

Deponent *(Handwritten Signature)* Authorised Signatories