

Bond		Indian-Non Judicial Stamp Haryana Government		Date : 18/03/2024
Certificate No. G0R2024C5462				Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No. 114192233				Penalty : ₹ 0 (Rs. Zero Only)
Deponent				
Name: Jai Ganga Realtech llp				
H.No/Floor : Na	Sector/Ward : Na		Landmark : Na	
City/Village : Gurugram	District : Gurugram		State : Haryana	
Phone : 96*****74				
				
Purpose : UNDERTAKING CUM AFFIDAVIT to be submitted at Concerned office				

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 Jai Ganga Realtech LLP having its registered office at Ground Floor, Tower-A, Vatika Towers, Sector-54, Golf Course Road, Gurugram-122011 of the proposed project to develop Mixed Land Use Colony under TOD policy "ANANTAM" by Mr. Vikas Garg duly authorized by the promoter of the Proposed projects vide their authorization dated 11.04.2024;

We, Jai Ganga Realtech LLP do hereby solemnly declare, undertake and state as under:

1. That Jai Ganga Realtech LLP has a legal title to the land admeasuring 5.29375 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 the land is free from all encumbrance.
3. That the time period within which the project shall be completed by promoter is 21.10.2028 and we will receive Occupation Certificate (OC) on 23.07.2028 and Completion Certificate (CC) 21.10.2028.



4. That seventy per cent of the amounts realised 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Jai Ganga Realtech LLP in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by Jai Ganga Realtech LLP after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 Jai Ganga Realtech LLP 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 Jai Ganga Realtech LLP shall take all the pending approvals on time, from the competent authorities.
9. That Jai Ganga Realtech LLP has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Jai Ganga Realtech LLP 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 above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this day of May 2024.



ATTESTED
13/05/24
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA