

Pyramid



(6207)  
JK

Sr. ....	
Amount .....	
Purpose .....	
10 JAN 2024	
NAVEEN KUMAR STAMP VENDOR Gurugram (Haryana)	

**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./Ms. **Mr. Sunil Kumar**, duly authorized by the promoter company **M/s PYRAMID INFRA TECH PRIVATE LIMITED (Developer)** of the proposed project, "ALBAN" on land admeasuring 4.525 acres, situated in Village Begampur Khatola, Sector-71, Gurugram, Haryana vide authorization dated 20-Dec-2023.

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

1. That the M/S PYRAMID INFRA TECH PRIVATE LIMITED (Land Owner) has a legal title to the land on which the development of the project is proposed
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 30-06-2030. The promoter shall apply for Occupancy Certificate on or before 31-01-2030 and shall be applied for Completion Certificate on or before 31-05-2030.



For Pyramid Infratech Pvt. Ltd.

*[Signature]*  
Authorised Signatory

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 **Kotak Mahindra Bank Limited- Account No.- 8947709673, Branch: Sun City, Sector-54, Gurgaon-122002** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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.

For Pyramid Infratech Pvt. Ltd.

  
Authorised Signatory

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 02<sup>nd</sup> day of February 2024.



For Pyramid Infratech Pvt. Ltd.

  
Authorised Signatory

Deponent

ATTESTED

MAHENDER S. PUNIA  
ADVOCATE & NOTARY  
Distt. Gurugram (Haryana) India