

Bond



Indian-Non Judicial Stamp Haryana Government



Date : 05/06/2024

Certificate No. G0E2024F1141



Stamp Duty Paid : ₹ 101

GRN No. 117254563



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Tula Realtor Pvt Ltd

H.No/Floor : G14/gf

Sector/Ward :

Landmark : Jangpura extrn

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 99*****81



Purpose : AFFIDAVIT to be submitted at Concerned office

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)]

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. Tula Realtors Private Limited, promoter of the proposed project "Spiti Heritage Homes"/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 30.04.2024.

I, Manish Bhupinder Kumar Bakshi authorized representative of M/s. Tula Realtors Private Limited does 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 proposed project is to be carried out 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 said land is free from all encumbrances
3. That the time period within which the project shall be completed by the promoter is 30.06.2029. The promoter shall obtain Completion Certificate on or before is 30.06.2029.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the Allotees, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.

For TULA REALTOR PVT. LTD.

MB

Deponent
Authorised Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

28th OF JUNE 2024
Verified by me at on this day of 2024.

For TULA REALTOR PVT. LTD.

MB

Deponent
Authorised Signatory



ATTESTED

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