

Bond



Indian-Non Judicial Stamp Haryana Government



Date :29/06/2024

Certificate No. G0292024F1543



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 118322035



Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Himashu Luthra

H.No/Floor : Na

City/Village : Gurugram

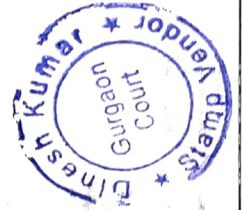
Phone : 98*****75

Sector/Ward : Na

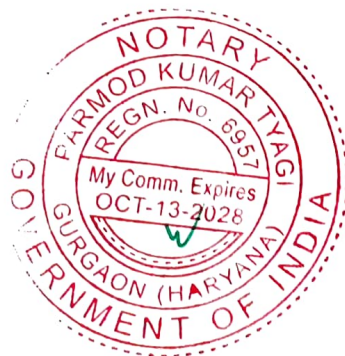
District : Gurugram

Landmark : Na

State : Haryana



Purpose : AFFIDAVIT to be submitted at Concerned office



For KCG Resorts Pvt. Ltd.

Himashu Luthra
Director/ Auth Sign

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. Himashu Luthra** promoter of the proposed project namely **OPS Divine Greens** duly authorized by the promoter namely **K C G Resorts Private Limited**, vide its authorization dated 19.07.2023.

I, **Himashu Luthra** promoter of the **OPS Divine Greens** duly authorized by the **K C G Resorts Private Limited**, do hereby solemnly declare, undertake and state as under:

1. That **K C G Resorts Private Limited** has a legal title to the land 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.

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by **K C G Resorts Private Limited** is **18.06.2029**.
4. That seventy per cent of the amounts realised **K C G Resorts Private Limited** 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 [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn **K C G Resorts 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 **K C G Resorts 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That **K C G Resorts Private Limited** shall take all the pending approvals on time, from the competent authorities.



For KCG Resorts Pvt. Ltd.

Himashu Luthra
Director/ Auth Sign

9. That **K C G Resorts Private Limited** has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That **K C G Resorts 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 KCG Resorts Pvt. Ltd.

Himasha Tyagi
Director/Deponent
Auth Sign

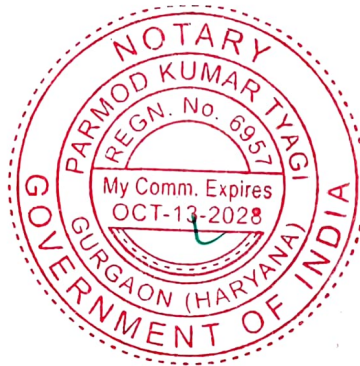
Verification

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 Gurgaon on this 06 day of 08/2024

For KCG Resorts Pvt. Ltd.

Himasha Tyagi
Director/Deponent
Auth Sign



ATTESTED

[Signature]
PARMOD KUMAR TYAGI
Advocate & Notary Public
Government of India
Gurgaon, Haryana (INDIA)
My Commission Expires Oct-13-2028

06 AUG 2024