

Bond



Indian-Non Judicial Stamp
Haryana Government



Date : 27/09/2024

Certificate No. P02720241160



Stamp Duty Paid : ₹ 101

GRN No. 121888045



(Rs Only)

Penalty : ₹ 0

(Rs Zero Only)

Deponent

Name : Sunrise realty associates

H.No/Floor : 0

Sector/Ward : 0

Landmark : New anaj mandi

City/Village : Sirsa

District : Sirsa

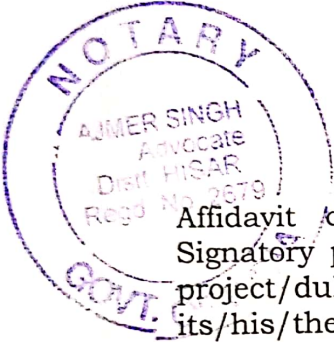
State : Haryana

Phone : 92*****04



Purpose : DECLARATION to be submitted at Na

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>



FORM 'B' [See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anshul Bhayana Authorized Signatory promoter M/s. Sunrise Realty Associates of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21/09/2024.

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

1. That I / promoter have 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 I /promoter are up to 31 March 2028.
4. That seventy per cent of the amounts realised by me/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

Sunrise Realty Associates

Anshul
Authorized Signatory

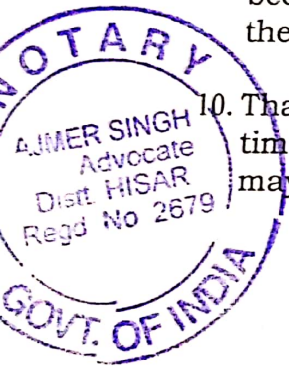


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NOTARY
AJMER SINGH
Advocate
Distt. HISAR
Regd. No. 2679
INDIA
Anshul Bahyana
24/9/24

the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn 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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That I / 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.



Verification

Sunrise Realty Associates
[Signature]

Authorised Signatory

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 Hansi on 27 day of September 2024.

Sunrise Realty Associates
[Signature]

Deponent Signatory

ATTESTED
[Signature]
Notary Public Hansi
Distt. Hissar
28/9/24