



Certificate No. HBD2024J88



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 122226792



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Opal developers and Construction pvt ltd

H.No/Floor : 0

Sector/Ward : 0

Landmark : 0

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 94*****21



Purpose : Affidavit to be submitted at Any office

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

NOTARY
ZILE SINGH
FORM 'B' [See rule 3(3)]
Regd No 489

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sourabh Kathuria Authorized Signatory promoter M/s. Opal Developers and Construction Private Limited of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24/09/2024.

I, Sourabh Kathuria 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.

Opal Developers & Construction Pvt. Ltd.
Sourabh Kathuria

Authorised signatory



5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Opal Developers & Construction Pvt. Ltd.

Soni Kishor
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.

Verified by me at Hansi on 01 day of October 2024. Opal Developers & Construction Pvt. Ltd.

Soni Kishor
Deponent
Authorised signatory

Attested

Notary Hansi Dist. Hissar
Appointed by *9/10/24*
Central Govt. of India

