

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date :22/10/2024

Certificate No. GOV2024J1156



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 122887818



Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Ganga Global Homes pvt ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****02



Purpose : AFFIDAVIT CUM UNDERTAKING to be submitted at Concerned office

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 Ganga Global Homes Private Limited having its registered office at 806-807, Best Sky Tower, NSP, Pitampura, New Delhi-110034 of the proposed project to develop Affordable Plotted Colony under DDJAY "GANGA VALLEY" by Mr. Satish Kumar duly authorized by the promoter of the Proposed projects vide their authorization dated 15.10.2024;

We, Ganga Global Homes Private Limited do hereby solemnly declare, undertake and state as under:

1. That Ganga Global Homes Private Limited has a legal title to the land admeasuring 5.00 Acres 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.
2. That the land is free from all encumbrance.
3. That the time period within which the project shall be completed by promoter is 06.03.2026 and we will receive Occupation Certificate (OC) on 06.12.2025 and Completion Certificate (CC) 06.03.2026.

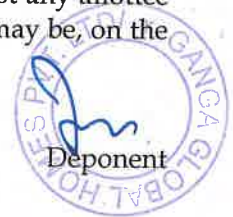


4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Ganga Global Homes Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by Ganga Global Homes Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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. Ganga Global Homes 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Ganga Global Homes Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That Ganga Global Homes Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Ganga Global Homes 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.

Verification

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

Verified by me at Gurugram on this day of October 2024.



ATTESTED

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