

Bond



Indian-Non Judicial Stamp  
Haryana Government



Date : 10/12/2024

Certificate No. G0J2024L3291



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 125006458



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Sadan Realtech Pvt ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Na

District : Gurugram

State : Haryana

Phone : 99\*\*\*\*\*34



Purpose : Affidavit to be submitted at Other

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)]

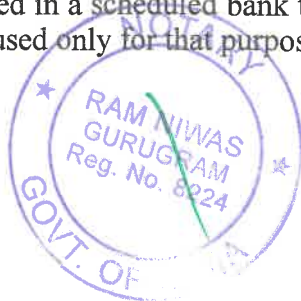
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. Govind Harbhajanka** duly authorized by the promoter of the proposed Project "**M2K Olive Green Floors**" in which 128 nos. of Residential Independent Floors are being constructed on the 32 nos. of plot bearing Plot Nos. 178 to 185 & Plot No. 188 to 211 situated at M2K Olive Greens, Village Dhanwapur, Sector 104 Gurugram, Haryana, vide its Board Resolution dated 02.12.2024;

I **Govind Harbhajanka** duly authorized by the promoter of the proposed Project **M2K Olive Green Floors** do hereby solemnly declare, undertake and state as under:

1. That the Sadan Realtech Pvt. Ltd. has a legal title on the above said Plots on which the development of the Project is proposed.
2. That the said Plots are free from all encumbrances.
3. That the Projected time period within which the Occupation Certificate shall be obtained by the promoter is **31.12.2029**.
4. That seventy per cent of the amounts realized 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.



For Sadan Realtech Pvt. Ltd.

Deponent

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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the promoter in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 70% of 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 floor on the grounds of sex, cast, creed, religion etc.

For Sadan Realtech Pvt. Ltd.

Deponent  
Director/Authorised Signatory

### Verification

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

Verified by me at Gurugram on this 11<sup>th</sup> day of February 2025.

For Sadan Realtech Pvt. Ltd.

Deponent  
Director/Authorised Signatory



ATTESTED

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

11 FEB 2025