

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 23/06/2025

Certificate No. GOW2025F2844



Stamp Duty Paid : ₹ 101

GRN No. 135589987



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Hcbs Development Ltd

H.No/Floor : 137

Sector/Ward : 27

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 93*****00



Purpose : AFFIDAVIT to be submitted at Others

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./Ms. Praveen, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 27.06.2024;

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

That the promoter has a legal title to the land on which the development of the project is



proposed to be carried out, along with Metropolitan Infra LLP and the promoter has executed a joint development agreement with Metropolitan Infra LLP dated 21.06.2024. A legally valid authentication of title of such land along with an authenticated copy of the agreement 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 the promoter is 01 May 2030.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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 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 apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.


Deponent

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 _____ on this ____ day of _____.


Deponent



ATTESTED

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RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (Haryana) INDIA