

Bond



Indian-Non Judicial Stamp
Haryana Government



Date : 19/02/2018

Certificate No. G0S2018B2109



Stamp Duty Paid : ₹ 101

GRN No. 33658006



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Rakesh Sharma

H.No/Floor : Na

Sector/Ward : 43

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 9899008578



Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Rera

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

THIS STAMP PAPER FORMS AN INTEGRAL PART OF DECLARATION, SUPPORTED BY AN
AFFIDAVIT, EXECUTED BY MR. RAKESH SHARMA, AUTHORISED BY VIPUL LIMITED



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. Rakesh Sharma**, authorized by the promoter of the proposed project authorized, vide its Board Resolution dated **31/07/2017**;

I, **Rakesh Sharma** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake & state for & on behalf of the promoter as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed to be carried out to the extent of **18.1608 acres**

And

Moon Apartments Pvt. Ltd., has a legal title to the land on which the development of the proposed project is to be carried out to the extent of **1.0832 acres**

Total Area – 19.244 Acres

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith. **Annexure 4-A (File No.2)**

Explanation:- Where the promoter is not the owner of the land on which development of project is proposed details of the concern of the owner(s) of the land alongwith a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement as case may be entered into between the promoter and such owner and copy of title other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land has been attached as **Annexure – 8 (File No.4)**
3. That the time period within which the project shall be completed by promoter is **June, 2023 – (Annexure 3)**
4. That seventy per cent of the amounts realized by the promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be



For VIPUL LIMITED

A handwritten signature in blue ink, appearing to be 'Rakesh Sharma'.

Authorised Signatory

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 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 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 there under.
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 there from.

Verified by me at **Gurugram** on this **20th day of February 2018.**


Deponent

ATTESTED
PARVEEN KUMAR ANGRISH
ADVOCATE & NOTARY
DISTT. GURGAON (HARYANA) INDIA

20 FEB 2018