

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 19/12/2025

Certificate No. G0S2025L4298



Stamp Duty Paid : ₹ 101

GRN No. 143618625



(Rs. Only)

Penalty :

(Rs. Zero Only)

₹ 0

Deponent

Name : Babloo

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Bareilly

District : Bareilly

State : Up

Phone : 80*****30



Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Concerned office

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)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr Babloo S/o Mr Khayali Ram R/o 142, Village-Nagriya Kalyanpur, Meerganj, Bareilly, Uttar Pradesh- 243504. duly authorized by Good Earth Plotted Development Pvt. Ltd. (Formerly known as Raj Buildwell Private Limited) promoter of the proposed project vide its/his/their authorization dated 02/09/2024.

The promoter is developing proposed Residential Plotted Colony under DDJAY - One Good Earth, Sector-71, Gurugram, Haryana.

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

That the Good Earth Plotted Development Pvt. Ltd. (Formerly known as Raj Buildwell Private Limited) and Rao Inderjit Singh ("Owner(s)") 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 sales deeds. Landowners was received license 33 of 2021 dated 08/07/2021 for development of Plotted Colony under DDJAY with the collaboration of Good Earth Plotted Development Pvt. Ltd. (Formerly known as Raj Build well Private Limited). Finally, the development agreement (Registration no. 610 dated 15/04/2021) executed between collaborator and promoter for development of the real estate project is enclosed herewith.

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

1. That the said land is encumbrances by the Aditya Birla Finance Limited. (Promoter was taken Loan of amount Rs 5000 lakhs)
2. That the time period within which the project shall be completed by promoter is 30/09/2026, and received the completion certificate before 30/12/2026 .
3. 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.
4. 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.
5. 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.
6. 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.



9. 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 Gurugram on this 19/12/2025.



Deponent



ATTESTED.

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