

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 22/07/2017

Certificate No. G0V2017G210



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 29416574



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : V p Spaces Pvt Ltd

H.No/Floor : Na

Sector/Ward : 47

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 8527967779



Purpose : AGREEMENT 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-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr./Ms. Varun Manchanda promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 17th July 2017:

I, Varun Manchanda Son/Daughter/Wife of Mr. Milk Raj Manchanda aged 33 Years R/o- Ph-2, 13th Floor, Tower-D, MGF The Villas, DLF Phase-2, Sector-25, Akashneem Marg, Gurugram-122002 promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 42 months.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

For V.P. SPACES (P) LTD.

Director(s)



6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Real Estate(Regulation and Development) Act, 2016.
10. That I / promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Verification

I, Varun Manchanda Son/Daughter/Wife of Mr. Milk Raj Manchanda aged 33 Years R/o- Ph-2, 13th Floor, Tower-D, MGF The Villas, DLF Phase-2, Sector-25, Akashneem Marg, Gurugram-122002, do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Gurgaon on this 30 July 2017.

ATTESTED

RAM NIWAS, ADVOCATE
NOTARY GURGAON HR. (INDIA)

For V.P. SPACES (P) LTD.

Deponent

Director(s)

For V.P. SPACES (P) LTD.

Deponent

Director(s)