सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No.	:	IN-DL76297663758206Y
Certificate Issued Date	:	14-Aug-2026 06:06 PM
Account Reference	:	IMPACC (IV)/ dl1052603/ DELHI/ DL-SWD
Unique Doc. Reference	:	SUBIN-DLDL1052603551926666135329Y
Purchased by	:	JOGINDER SINGH
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	JOGINDER SINGH
Second Party	:	Not Applicable
Stamp Duty Paid By	:	JOGINDER SINGH
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

सत्यमेव जयते

NOTARY G.P. SINGH South-West Delhi Regd. No. 16965 GOVT. OF INDIA

Please write or type below this line IN-DL76297663758206Y

For Buildaxis Developers PVT LTD

Director

NOTARY G.P. SINGH South-West Delhi Regd. No. 16965 GOVT. OF INDIA

14 AUG 2026

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

I, Mr.Joginder Singh S/o Sh. Rajender Singh, R/o H. No. 3829/22, Urban Estate, Jind, Haryana – 126102, having Aadhaar No. 7127-0512-2317, being the Authorized Signatory of the Promoter, M/s Buildaxis Developers Private Limited, of the proposed Commercial Plotted Colony namely "CENTRAL PLAZA", bearing License No. 149 of 2026, over an area measuring 1.19725 acres, situated at Village Barona, Sector-10A, Kharkhauda, District Sonipat, Haryana

I, Joginder Singh, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter 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 shall be completed by promoter is **24.07.2031**.
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.
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 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 apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

For Buildaxis Developers PVT LTD

Director

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 New Delhi on this

For Buildaxis Developers PVT LTD

Director

Deponent

NOTARY G.P. SINGH South-West Delhi Regd. No. 16995 GOVT. OF INDIA

ATTESTED

14 AUG 2026

NOTARY PUBLIC, DELHI (INDIA)