सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹10

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Certificate No.	:	IN-DL09648448236701X
Certificate Issued Date	:	09-Dec-2025 03:43 PM
Account Reference	:	SELFPRINT (PU)/ dl-self/ NEHRU/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-SELF45242968819794X
Purchased by	:	SAMEER
Description of Document	:	Article 4 Affidavit
Property Description	:	NOT APPLICABLE
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	TARC LIMITED
Second Party	:	NOT APPLICABLE
Stamp Duty Paid By	:	TARC LIMITED
Stamp Duty Amount(Rs.)	:	10 (Ten only)

SELF PRINTED CERTIFICATE TO BE VERIFIED BY THE RECIPIENT AT WWW.SHCILESTAMP.COM

NOTARY SANYOGITA Tis Hazari Courts DELHI Regn. No. 7517 Exp. 10-01-2029 GOVT. OF INDIA

Please write or type below this line

TARC LIMITED NEW DELHI

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

Affidavit cum Declaration of Mr. Rajeev Trehan S/o Late Sh. Rajindar Kumar Trehan aged about 67 years, R/o B-201, First Floor, Greater Kailash -1, South Delhi-110048, duly authorized by the promoter TARC Limited vide a resolution of the Board dated November 28, 2022, for the company's Group Housing Project "**TARC Ishva**", on the land parcel admeasuring 9.1405 Acres situated in the revenue estate of Village Maidawas, Sector 63A, Gurgaon, Haryana.

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

1. That The Promoter - TARC Limited having its registered office at C-3, Qutab Institutional Area, Katwaria Sarai, New Delhi – 110016 have a legal title to the land area admeasuring 8.8625 Acres on which the development of the project is proposed through sale deeds vasika no. 13721 Dated 11/03/2022, Vasika no. 3332 Dated 12/06/2024 & Vasika No. 13617 Dated 10/01/2025.

   That Priya Arya has the legal title to the land (Area Admeasuring 0.278 Acres on which the development of proposed project is to carried out. Registered Collaboration Agreement between Priya Arya & TARC Limited vide Vasika No. 15111 dated 11/01/2024. Total licensed Area is 9.1405 Acres (License No. 137 of 2023 dated 05/07/2023 licenses Area Admeasuring 6.95 Acres) (15 of 2025 (Area admeasuring 1.26875), 99 of 2025 (Area admeasuring 0.64375 Acres) & 100 of 2025 (Area Admeasuring 0.278 Acres)). **Copies of Sale Deed along with Collaboration Agreement Attached.**

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TARC LIMITED NEW DELHI

2. That the said land is encumbrances by Catalyst Trusteeship limited in its capacity of Debenture trustee for the Debenture Holder.
3. That the time period within which the project shall be completed by [me/promoter] is 31/06/2031, Occupancy Certificate will receive on before 30/09/2031 and project will receive the completion certificate on before 31/12/2031.
4. That seventy per cent of the amounts realized by [me/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 [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/ 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 [I/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 [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

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10. That [I/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 at New Delhi on this 10th day of Dec 2025.

Deponent

NOTARY
SANYOGITA
Tis Hazari Courts
DELHI
Regn. No. 7517
Exp. 10-01-2026
GOVT. OF INDIA

ATTESTED

NOTARY PUBLIC DELHI

10 DEC 2025