



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL65296819792912X
 Certificate Issued Date : 01-Oct-2025 12:07 PM
 Account Reference : IMPACC (IV)/dl708603/ DELHI/ DL-STD
 Unique Doc. Reference : SUBIN-DL70860360837964702450X
 Purchased by : DEVASYA BHARAT
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DEVASYA BHARAT
 Second Party : Not Applicable
 Stamp Duty Paid By : DEVASYA BHARAT
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

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₹100



Please write or type below this line

IN-DL65296819792912X

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 Ms Indu kaul Wattal W/o Sanjay Wattal R/o H. NO. 238/C, Pocket - F, MIG Flat Near G.T.B. Hospital G.T.B. Enclave, Dilshad Garden, Seemapuri, East Delhi, 110095 duly authorized by the promoter M/S Devasya Developers Pvt. Ltd. (Formerly Known as Next Generation projects Pvt. Ltd.). Registered office Rectangle -1, D-4, District Centre Saket, Commercial Complex, Saket (South Delhi) New Delhi-110017 of the proposed Mix Land Use Colony –“ Devasya Bharat”, situated at Revenue Estate of Village Harsaru, Sector-88A, Gurugram Manesar Complex, Gurugram, Haryana (Licenses no. 141 of 2024), vide its/his/their authorization dated 01/09/2025.

I, Ms Indu kaul Wattal duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That M/S Devasya Developers Pvt. Ltd. (Formerly Known as Next Generation projects Pvt. Ltd.). has a legal title to the land (sale deed no. 98 dated 27/04/2017, 29982 dated 26/02/2016 and 30001 dated 26/02/2016) on which the development of the project/Phase is proposed. Total licensed Area is 4 Acres (License No. 141 of 2024), Out of that Proposed project (Phase-1 and phase-II) is developing in Area Admeasuring 2.9770 Acres Land. Copies of Sale deed Attached.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me/promoter] is on or before 30/06/2033, Occupancy certificate will receive on or before 30/09/2033 and completion certificate will be received on or before 31/12/2033.
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.
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 by me at Gurugram on this 25/09/2025.


Deponent

