सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	:	IN-DL89046179018529U
Certificate Issued Date	:	16-Sep-2022 05:23 PM
Account Reference	:	IMPACC (IV)/ dl873603/ DELHI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL87360358137364224066U
Purchased by	:	RAJDARBAR BILDCON PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	RAJDARBAR BILDCON PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	RAJDARBAR BILDCON PVT LTD
Stamp Duty Amount(Rs.)	:	10 (Ten only)

Please write or type below this line

FORM 'REP-II'

[*See rule* 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER(S) OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sushil Negi on behalf of M/s Rajdarbar Buildcon Private Limited (CIN#. U45201DL2005PTC072951) having its registered office at 12, Ring Road, Lajpat Nagar-IV, New Delhi-110024, has submitted required documents for seeking approval of Haryana Real Estate Regulatory Authority, Panchkula regarding w.r.t. its real estate project

NOTARY VIJAY KUMAR Delhi Regn. No. 17819 Expiry 22/12/2024 GOVT. OF INDIA

For Rajdarbar Buildcon Pvt. Ltd.

Director/Auth. Signatory

named **"Rajdarbar Spaces "** consisting of construction of independent floors on 24 no. plots having total built up area 1410.64 sq .mts. **(detail as per table given below)** under the overall terms and conditions of the License No. 1284-1298 of 2006 dated 25.11.2006, Sector – 24, Hisar, Haryana for development of an residential plotted colony duly authorized by the promoter of the proposed project, vide its authorization dated 15.09.2022

S. No.	Plot No.	Carpet Area in Sq, mtr.	Nos. of Floors	Carpet Area in Sq, mtr.
1	250	266.20	4	266.20
2	251	266.20	4	266.20
3	500	219.56	4	219.56
4	501	219.56	4	219.56
5	502	219.56	4	219.56
6	503	219.56	4	219.56
Total		**1410.64**	**24**	**1410.64**

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

1. The promoter has the legal title to the land on which the development of the proposed project is to be carried out.

   Explanation.—where the promoter is not the owner of the land on which development of the project is proposed, details of the consent of the owner 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(s) and such owner and copies of a title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is encumbrance free.
3. That the time period within which the project shall be completed by the promoter is 31.12.2023
4. That seventy percent of the amounts realized by the promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account (Account No. 14338630000104 in HDFC Bank Ltd) 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 from 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

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For Rajdarbar Buildcon Pvt. Ltd.

Director/Auth. Signatory

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, caste, creed, religion, etc.

For Rajdarbar Buildcon Pvt. Ltd.

Director/Auth. Signatory

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 16th day of September 2022.

For Rajdarbar Buildcon Pvt. Ltd.

Director/Auth. Signatory

Deponent

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ATTESTED

NOTARY PUBLIC DELHI (INDIA)

19 SEP 2022