INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-DL191252419220285
Certificate Issued Date	:	18-Dec-2020 11:30 AM
Account Reference	:	IMPACC (CR)/ dl822810/ DELHI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL82281042307289973511S
Purchased by	:	ESSEL HOUSING PROJECTS PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ESSEL HOUSING PROJECTS PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	ESSEL HOUSING PROJECTS PVT LTD
Stamp Duty Amount(Rs.)	:	10 (Ten only)

Please write or type below this line

NOTARY * Parveen Kumar Angrish Gurugram No. 5071 * GOVT. OF INDIA

FORM 'REP-II'

[*See rule* 3(3)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Ms. Essel Housing Projects Pvt. Ltd. promoter of the proposed project duly authorized by the promoter of the proposed project, vide its authorization dated 29-05-2020 ;

For ESSEL HOUSING PROJECTS PVT. LTD.

DIRECTOR/AUTHORISED SIGNATORY

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.

I, Ravi Kant Kumar duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the project is proposed.

   M/s Essel Housing Projects Pvt. Ltd. has a legal title to the land on which the development of the proposed project is to be carried out

   and

   a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

2. That details of encumbrances *"Project Platinum Towers located on land area measuring about 5.56875 acres comprised in Rect. No. 18, Killa No. 20,21, Rect. No. 35, Killa No. 2/2, 9, Rect. No. 18, Killa No.8/2, Rect. No. 18, Killa No. 18/1, 23/2, situated at Village- Sukhrali, Distt. Gurgaon"* including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
3. That the time period within which the project shall be completed by promoter is 30-06-2024.
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 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.

NOTARY ★ Parveen Kumar Angrish Gurugram Regd. No. 5071 ★ INDIA

For ESSEL HOUSING PROJECTS PVT. LTD.

DIRECTOR/AUTHORISED SIGNATORY

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 ESSEL HOUSING PROJECTS PVT. LTD.

DIRECTOR/AUTHORISED 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 Gurugram on this 18rd day of December 2020.

For ESSEL HOUSING PROJECTS PVT. LTD.

DIRECTOR/AUTHORISED SIGNATORY

Deponent

NOTARY
Parveen Kumar Angrish
Gurugram
Regn. No. 5071
GOVT. OF INDIA

ATTESTED
Parveen Kumar Angrish
Advocate & Notary
Sub Tehsil Wazirabad, Sec-56
Gurgaon (Haryana)

22 DEC 2020