



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL60509782313020X
Certificate Issued Date : 24-Sep-2025 09:36 AM
Account Reference : IMPACC (IV)/ dl708403/ DELHI/ DL-SAD
Unique Doc. Reference : SUBIN-DLDL70840352108709346408X
Purchased by : BHUMIKA SHOPPING CENTRE INDIA PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : BHUMIKA SHOPPING CENTRE INDIA PVT LTD
Second Party : HRERA HARYANA
Stamp Duty Paid By : BHUMIKA SHOPPING CENTRE INDIA PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

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₹100



Please write or type below this line

IN-DL60509782313020X

This stamp Paper is a part and parcel
of the Affidavit attached.

For Bhumika Shopping Centre India Pvt. Ltd.

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.

FORM 'REP-II'
[See rule 3(3)]
Affidavit cum Declaration

Affidavit cum Declaration Mr. **Ajay Kumar Jha** S/o Suresh Kumar Jha R/o WA 157 Third Floor, Main Krishna Mandir Marg, Shakarpur East. Delhi, Delhi - 110092 Holding Aadhaar No 8139-1250-0604 Authorized Signatory of the promoter i.e. **BHUMIKA SHOPPING CENTRE INDIA PRIVATE LIMITED** of the proposed project "**THE ICON**" an area measuring 4.1375 acres falling in the revenue estate of Village Mewla Maharajpur Sector-27-A, Faridabad.

I, **Ajay Kumar Jha**, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s **BHUMIKA SHOPPING CENTRE INDIA PRIVATE LIMITED** [hereinafter referred to as the *Developer*] and (1) **Ambarvan Green LLP** [hereinafter collectively referred to as the *Land Owners*] possess a legal title to the land on which the proposed development is to be carried out..

And

a legally Valid authentication of title of such land along with an authenticated copy of Collaboration agreement between such owner and promoter for Development, Marketing & Selling of the Real estate project is enclosed with REP-I

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by promoter is 26-3-2030 .
3. 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.
4. 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.
5. 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.



For **Bhumika Shopping Centre India Pvt. Ltd.**

Authorised Signatory

6. 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. 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.

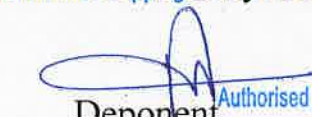
For Bhumika Shopping Centre Pvt. Ltd.


Authorised Signatory
AS Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For Bhumika Shopping Centre Pvt. Ltd. Verified by Mr. Pat. Ltd. on this 25 SEP 2025 day of _____.


Deponent Authorised Signatory
AS

ATTESTED

NOTARY PUBLIC
GOVT OF INDIA



25 SEP 2025