

हरियाणा HARYANA 55AA 613213

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 M/s Signatureglobal Business Park Private Limited having its registered office at 13th Floor Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi 110001 of the proposed project namely "DAXIN VISTAS" by Mr. Siddhartha Kapoor, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29th August, 2024

We, M/s Signatureglobal Business Park Private Limited do hereby solemnly declare, undertake and state as under:

1. That M/s Signatureglobal Business Park Private Limited has a legal title to the land admeasuring 21.983519 acres for which the Construction of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for construction of the real estate project is enclosed herewith.
2. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land is as under :

NOTARY
RAM NIWAS MALIK
GURUGRAM
Reg. No. 8224
GOVT. OF INDIA

SIGNATUREGLOBAL BUSINESS PARK PVT LTD

86 18

Sr. 10
Amount
Purpose

AFFIDAVIT

14 SEP 2024

NAVEEN KUMAR STAMP VENDOR
Gurugram (Haryana)

S.No	Name of Borrower	Name of Lender	Details of Facility for project	Nature of Right, Title, Interest	Litigation
1.	M/s Signatureglobal Business Park Private Limited	Vistra ITCL (India) Limited on the behalf HDFC Capital Affordable Real Estate Fund-3	Rs. 86.63 Cr	Hypothecation on project Land	NA

3. That the promoter Shall obtain Occupancy Certificate (OC) on or before 15/01/2028
4. That the time period within which the project shall be completed by promoter is 15/04/2028.
5. 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Signatureglobal Business Park Private Limited in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn M/s Signatureglobal Business Park Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal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.
8. That M/s Signatureglobal Business Park Private Limited 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.
9. That M/s Signatureglobal Business Park Private Limited shall take all the pending approvals on time, from the competent authorities.
10. That M/s Signatureglobal Business Park Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. That M/s Signatureglobal Business Park Private Limited 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 there from.

Verified by me at Gurugram on 4th day of October, 2024

Deponent

NOTARY
RAM NIWAS MALIK
GURUGRAM
Reg. No. 8224
GOVT. OF INDIA

ATTESTED

04 OCT 2024

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA