सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹10

e-Stamp

Certificate No.	:	IN-DL65184560128006X
Certificate Issued Date	:	01-Oct-2025 10:13 AM
Account Reference	:	IMPACC (IV)/ dl954403/ DELHI/ DL-SHD
Unique Doc. Reference	:	SUBIN-DLDL95440360635947909202X
Purchased by	:	SYNERGY REALTECH PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SYNERGY REALTECH PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	SYNERGY REALTECH PVT LTD
Stamp Duty Amount(Rs.)	:	10 (Ten only)

THE SEAL OF NOTARY PUBLIC RENU BALA Reg. No. 16727 EXP: 31/01/2030 Delhi GOVT. OF INDIA

₹10

Please write or type below this line IN-DL65184560128006X

THE SEAL OF NOTARY PUBLIC RENU BALA Reg. No. 16727 EXP: 31/01/2030 Delhi GOVT. OF INDIA

Synergy Realtech Pvt. Ltd.

Director

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 M/s Synergy Realtech Pvt. Ltd. through Director/Promoter Mr. Karan Sharma S/o- Sh. Rajeev Sharma, R/o-A-402, Sector 19, Noida, Uttar Pradesh do hereby solemnly declare, undertake and state as under:

1. That, we have a legal title to the land on which the development of the project is proposed.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us is till 30th October 2030.

4. That seventy per cent of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by us in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by us after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we 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 we shall take all the pending approvals on time, from the competent authorities.

9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That we 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.

Synergy Realtech Pvt. Ltd.

Deponent Director

Verification

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

Synergy Realtech Pvt. Ltd.

Verified by me at Delhi on this _____ day of _____ 2025.

Deponent Director

THE SEAL OF NOTARY
RENU BALA
Reg. No. 16727
EXP : 31/01/2030
Delhi
GOVT. OF INDIA

ATTESTED
RENU BALA Regd. No. 16727
NOTARY DELHI
GOVERNMENT OF INDIA

01 OCT 2025