

Annexure M



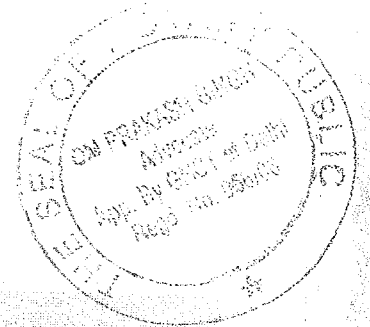
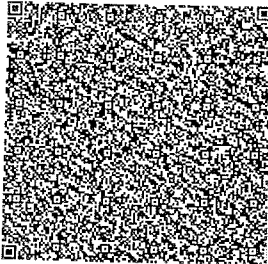
सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

Certificate No. : IN-DL143089139024240  
Certificate Issued Date : 26-Oct-2016 04:08 PM  
Account Reference : IMPACC (IV)/ dl960303/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL960303287876900804050  
Purchased by : STERNAL BUILDCON PRIVATE LIMITED  
Description of Document : Article 5 General Agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : STERNAL BUILDCON PRIVATE LIMITED  
Second Party : OTHERS  
Stamp Duty Paid By : STERNAL BUILDCON PRIVATE LIMITED  
Stamp Duty Amount(Rs.) : 20  
(Twenty 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 OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

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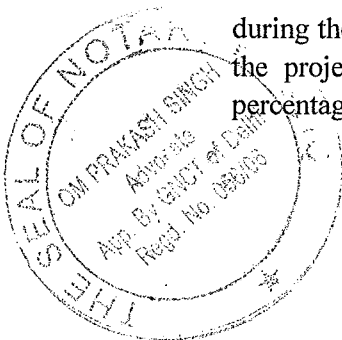
#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

Affidavit cum Declaration of M/s STERNAL BUILDCON PRIVATE LIMITED, promoter of the project / duly authorized by the promoter/Board of the proposed project/company;

I, Davender Kumar, Director of M/s STERNAL BUILDCON PRIVATE LIMITED do hereby solemnly declare, undertake and state as under:

1. That M/s STERNAL BUILDCON PRIVATE LIMITED, has a legal title to the land on which the development of the project is 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 as **“Annexure- E”**
2. That the company has given, the land mentioned above as collateral security in addition to mortgage of other immovable properties of group company in favour of Vistra ITCL (India) Limited (Security Trustee) for the loan given by KKR India Asset Finance Private Limited to its holding company for an amount of Rs. 200,00,00,000/-. The details of any rights, title, interest, dues, litigation and name of any party in or over such land is attached as **“Annexure- F”**.
3. That the time period within which the project shall be completed by promoter is 4 years.
4. 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 or as define under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 guidelines.
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 or as define under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 guidelines.
6. That the amounts from the separate account shall be withdrawn [me/ 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.



A handwritten signature in black ink, appearing to read 'Davender Kumar'. Above the signature is a faint circular stamp, likely a company or project seal.

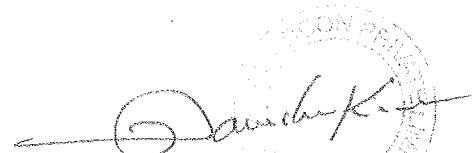
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That the promoter shall not discriminate against any allottee 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.

  
**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 Delhi on this 29<sup>th</sup> day of May, 2017.

  
**DEPONENT**



**ATTESTED**  
  
**NOTARY PUBLIC**

**29 MAY 2017**