



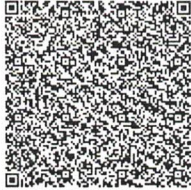
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No. : IN-DL87409211418360R  
Certificate Issued Date : 25-Nov-2019 11:32 AM  
Account Reference : IMPACC (IV)/ dl732103/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL73210383935150026597R  
Purchased by : T S REALTECH PVT LTD  
Description of Document : Article Undertaking  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : T S REALTECH PVT LTD  
Second Party : HRERA  
Stamp Duty Paid By : T S REALTECH PVT LTD  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



.....Please write or type below this line.....

FORM 'REP-II'

[Rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OF ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit Cum Declaration

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For TS REALTECH PRIVATE LIMITED  
*Chun*  
Director/Authorised Signatory

**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 Mr. Abhishek Trehan S/o- Late Shri J.K. Trehan aged about 36 years, residing at E-26, Panchsheel Park, New Delhi-11017 do hereby solemnly affirm, declare, undertake and state as under:-

I hereby Declared that I am the Director of M/s TS Realtech Private Limited a Private Limited Company, duly incorporated under the companies Act, having its Registered office at E 26, Panchshila Park, New Delhi -110017, vide CIN No -U45400DL2006PTC150448 and duly authorised vide Resolution passed in the meeting of the Board of Directors held on 29th November,2019.

That the Company, M/s TS Realtech Private Limited has the legal title of the Land ( which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns).

M/s TS Realtech Private Limited is the owner of the plot of land bearing Khewat No. 114, Khata No-118 Rectangle No. 31 for Killa No. 13/2/2/2min(1-12); Killa No. 18/1min(2-18); Killa No. 22/1min(3-6); for 7 Kanal and 16 Marla and Khewat No. 285, Khata No-294 Rectangle No. 31 for Killa No. 3/2/2(1-0); Killa No. 3/2/3(1-0); Killa No. 7(2-6); Killa No. 8/1min(7-17) and Killa No. 13/1/1/2min(2-9) for 14 Kanal and 12 Marla Total measuring 22 Kanal and 8 Morla (approx 2.8 acres) situated within the Revenue Estate of IRIS BROADWAY Sector - 85-86, Village Badha, Tehsil Manesar, District Gurugram, in the state of Haryana, acquired by way of sale deed vasika No. 1214 dated 01/08/2011 and Vasika No. 1213 dated 01/08/2011 both registered in the office of Sub Registrar, Tehsil Manesar, District Gurugram, Haryana and Land and Property are Free from all encumbrances

That the Company has availed a Loan ( LAP) of Rs. 876.40 Lakh, from HDFC Limited, Munirika, New Delhi against the mortgage of Director's Properties . There are no other liabilities from outsider of the company.

That, the property is not under/subject to any order of injunction or attachment or forfeiture or impounding or any similar order of whatever name/description from any Civil or Criminal Court, Sales Tax, Income Tax, Revenue Recovery or such other Authority/ies and I, undertake no arrears of tax including interest leviable thereon under various



provisions of Income Tax Act, and not to do or omit to do any Act which might result in issuing of any such order on the said property at any time till the discharge of my entire liability/ies to you.

That the above mentioned property is not the subject matter of any civil suit/litigation either filed by me/us or filed against me/us by family members, relatives or any other persons.

That the Company has paid all the taxes, revenue etc. upto date to the authorities concerned and not in arrears of sale tax, income tax, professional tax or any revenue due to the local authority and no proceedings are pending in any of the courts/tribunals regarding the same

That the Project Name is "IRIS BROADWAY" situated in revenue estate of village Badha, Sector-85-86, Tehsil- Manesar, Dist. -Gurgaon, Haryana granted the License bearing No. 40 of 2012 dated 22/04/2012 granted by the Director General, Town and Country Planning, Haryana, (hereinafter referred to as "DTCP") vide Endst. No LC-2628/JE(VA)-2012/6083 dated 25/04/2012 for the construction and development of a Commercial Colony on the said Land and the same was renewed by DTCP upto 21/04/2018 vide DTCP's letter dated 02/09/2016 bearing memo no: LC-2628/2016/18682 and the same was renewed by DTCP upto 21/04/2020 vide DTCP's letter dated 10/07/2018 bearing memo no: LC-2628/ATP (SN)-2018/20146.

Under the above License No - 40 of 2012 dated 22/04/2012 for Develop of our Commercial Colony to be completed as under :

Details of Phases for construction of Projects

SL No	No of Phae	B lo c k	State of Construction	Construction Completed as on today	Approximate date of Completion



1	Phase-I	A	May-2013	100.00%	Dec-2018
2	Phase-II	B	Jan-2019	26.71%	Dec-2021
3	Phase-III	C	Jan-2019	28.68%	Dec-2021

That seventy percent (70%) of the realized amount (which was received from the present allottees) has been deposited in time to time in a separate account (Escrow Account- Federal Bank IDW A/c No.- 19800200000950) to be maintained in a scheduled bank to cover the cost of construction & development charges, EDC and Taxes, infrastructure and the land cost and shall be used only for that purpose.

That the Company 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 amount 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.

For TS REALTECH PRIVATE LIMITED



Director/Authorised Signatory

DEPONENT

Verification:

I, Abhishek Trehan, Verified at New Delhi on this 29<sup>th</sup> day of November, 2019, that the contents of above undertaken are true and correct to the best of my/our knowledge. No part of it is false and nothing has been concealed there from.

For TS REALTECH PRIVATE LIMITED



Director/Authorised Signatory

DEPONENT