



Indian-Non Judicial Stamp
Haryana Government



Bond

Date : 19/09/2016

Certificate No. GOS201613270



Stamp Duty Paid : ₹ 50

(Rs. Fifty Only)

GRN No. 20751002



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Satya Townships Pvtltd

H.No/Floor : 34

Sector/Ward :

Landmark : Babar lane

City/Village : Bengali market

District : New delhi

State : Delhi

Phone : 9818698832



Purpose : Affidavit

Stamp Duty to be submitted at Gurgaon

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

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 Satya Township Private Limited, the Promoter of Phase 1 of the Residential Project at Sector 99A, Gurgaon (hereinafter referred to as the 'Project'), represented by its authorized signatory, Ms. Nikita Agarwal, duly authorized vide board resolution dated 23.10.2017, do hereby solemnly declare, undertake and state as under:

1. That the Promoter have a legal right and title to the land on which the development of the project is being carried out vide Collaboration Agreement dated 05.06.2013, enclosed as **Annexure 08** with the REP-I.
2. That the said land is free from all encumbrances.
3. That the time period within which the Phase 1 of the Project shall be completed by the Promoter is within a period of 48 (Forty Eight) months, with additional grace period of 12(Twelve) months, from the date of Registration under RERA.



For Satya Townships Pvt. Ltd.

4. That seventy per cent of the amounts realized by the promoter for the 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
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 draft rules and regulations made thereunder.
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.

For Saiya Townships Pvt. Ltd.

Authorized Signatory
Deponent

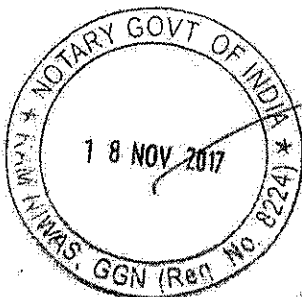
Verification

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

Verified by me at Gurgaon on this 18th day of November, 2017

For Saiya Townships Pvt. Ltd.

Authorized Signatory
Deponent



ATTESTED

RAM NIWAS, ADVOCATE
NOTARY GURGAON HR (INDIA)

For Saiya Townships Pvt. Ltd.