

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

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

1. That M/s SIGNATURE BUILDERS 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- F"
2. That the company has given, the land mentioned above as collateral security in addition to mortgage of other immovable properties of group companies, in favour of Vistra ITCL (India) Limited (Debenture Trustee) securing debentures issued by its holding company for an amount of Rs. 150,00,00,000/- to ICICI Prudential Asset Management Company Limited alongwith other PMS investors/ debenture holders. The details of any rights, title, interest, dues, litigation and name of any party in or over such land as attached as "Annexure- G".
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project or as define under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016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.

That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.



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.

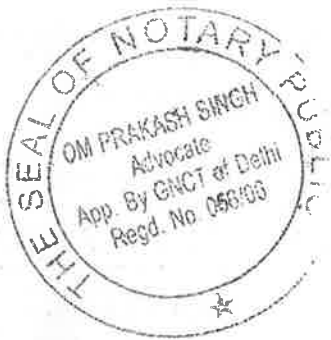

DEPONENT

(Circular stamp: SIGNATURE BUILDERS PRIVATE LIMITED)

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 12th day of May, 2017.




DEPONENT

(Circular stamp: SIGNATURE BUILDERS PRIVATE LIMITED)

ATTESTED

NOTARY PUBLIC

12 MAY 2017