



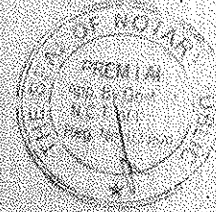
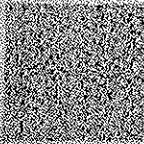
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	IN-DL78418834336264R
Certificate issued Date	04-Nov-2019 05:36 PM
Account Reference	IMPACOC (IV) 98803031 DELHI DL DLH
Unique Doc. Reference	SUBIN-DL018603031420408334819R
Purchased by	SIGNATUREGLOBAL INDIA PRIVATE LIMITED
Description of Document	Article 4 Affidavit
Property Description	Not Applicable
Consideration Price (Rs.)	0 (Zero)
First Party	SIGNATUREGLOBAL INDIA PRIVATE LIMITED
Second Party	Not Applicable
Stamp Duty Paid By	SIGNATUREGLOBAL INDIA PRIVATE LIMITED
Stamp Duty Amount(Rs.)	10 (Ten only)



Please write or type below this line



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Handy Note

This is a non-judicial stamp certificate issued by the Government of National Capital Territory of Delhi. It is valid for use in the NCT of Delhi. The stamp duty amount is Rs. 10 (Ten only). The certificate is valid for use in the NCT of Delhi.

FORM REP-11

(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 M/s Signatureglobal (India) Private Limited having its office at Unit No. 1304, 13th Floor Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi (110001) of the Proposed Affordable Group Housing Colony "SIGNATUREGLOBAL PROXIMA 1" by Mr. Sanjay Kumar Vasthaya, Mr. Manish Garg & Mr. Anay Kumar duly authorized by the promoter of the proposed project with its date/their authorization dated 07/11/2019.

We, Signatureglobal (India) Private Limited do hereby solemnly declare, undertake and state as under:

1. That M/s Signatureglobal (India) Private Limited has a legal title to the land admeasuring 5.00 acres on which the development of the project is proposed 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.

2. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land is as under:

S.No	Name of Borrower	Name of Lender	Details of Facility	Nature of Right, Title, Interest	Litigation
	Signatureglobal (India) Private Limited	Allica Capital India Limited	Term Loan facility of Rs. 36 cr.	Project Land	NA

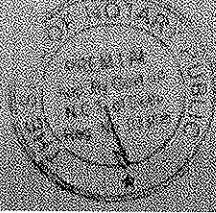
3. That the time period within which the project shall be completed by promoter is 31/12/2023.

4. That seventy per cent of the amounts realised 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Signatureglobal (India) Private Limited in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn M/s Signatureglobal (India) Private Limited 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 M/s Signatureglobal (India) Private Limited 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



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during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

- 8. That M/s Signatureglobal (India) Private Limited shall take all the pending approvals on time, from the competent authorities.
- 9. That M/s Signatureglobal (India) Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
- 10. That M/s Signatureglobal (India) Private Limited 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.

[Signature]
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 New Delhi on this 12th day of November, 2019.

[Signature]
Deponent



ATTESTED

[Signature]

12/11/19

PREM LAL
Notary Public
Chamber No. 118, Palasia House
New Delhi - 110001
Ph. : 9848017870