



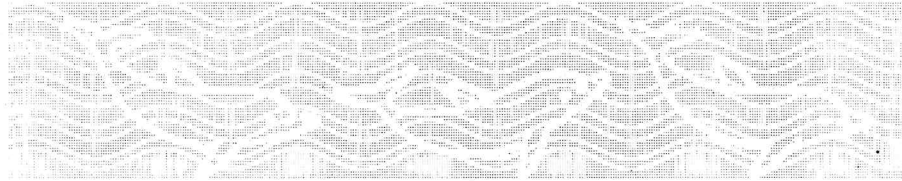
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL86165765788355R
Certificate Issued Date : 21-Nov-2019 03:13 PM
Account Reference : IMPACC (IV)/ dl974203/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL97420381150398695060R
Purchased by : OCIMUM ESTATES PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : OCIMUM ESTATES PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : OCIMUM ESTATES PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

FORM 'REP-II'

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

For OCIMUM ESTATES PVT. LTD
M. Anil
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. Manish Bhola promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 09-02-2017;

I, Manish Bhola [duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed 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 the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me] is December 2024.
4. That seventy per cent of the amounts realised by [me] 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 [me] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me] 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 [I] 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 [I] shall take all the pending approvals on time, from the competent authorities.
9. That [I] [have] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I] 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 OCIMUM ESTATES PVT. LTD.
Manish Bhola
Authorised 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 New Delhi on this 21st November day of 2019.

For OCIMUM ESTATES PVT. LTD.
Manish Bhola
Authorised Signatory
Deponent