

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi



सत्यमेव जयते

e-Stamp

Certificate No.	: IN-DL36795801575671P
Certificate Issued Date	: 28-Sep-2017 01:44 PM
Account Reference	: IMPACC (IV)/dl740303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL74030375562945150431P
Purchased by	: OMAXE LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: OMAXE LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: OMAXE LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only) जयते



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

REP-II

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.stolestamp.com". Any discrepancy in the details on this Certificate and as displayed on the website renders it invalid.
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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 Ms. Mukesh Goel promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, Mukesh Goel, authorized by the M/s. Omaxe Ltd. for the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter have a legal title to the land on which the development of the project is proposed

Or

_____ [have/ has] a legal title to the land on which the development of the proposed project is to be 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.

2. That the said land is free from all encumbrances.

Or

That details of encumbrances, including details of any rights, title, interest, dues, litigation and name of any party in or over such land as "Annexure A".

3. That the time period within which the project shall be completed by promoter is _____.

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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/ the promoter] in proportion to the percentage of completion of the project.

6. 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.

M. Goel

8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter have furnished such other documents as have been prescribed by the Act and the 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.

MP Doer
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 _____ on this _____ day of _____.

MP Doer
Deponent