



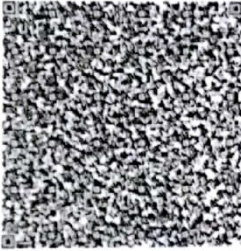
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL46009172181186Q
Certificate Issued Date	: 04-Jul-2018 02:51 PM
Account Reference	: IMPACC (IV)/ dl777003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL77700396096513270552Q
Purchased by	: AGRANTE DEVELOPERS PVT LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: AGRANTE DEVELOPERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: AGRANTE DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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

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

[Handwritten Signature]

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.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. Satish Kumar S/o Sh. R.S. Mahto, R/o House No. 125, Gali No. 3, School Road, Rampura, New Delhi-110035, Authorised Signatory of the promoters of the proposed project / duly authorized by the promoter of the proposed project, vide board resolution dated & his authorization letter dated 04.08.2018.

I, authorised signatory of the promoter company- Agrante developers Private Limited (previously known as RMS Estates Private limited) of the On-going project named "Beethoven's 8" do hereby on behalf of promoter company solemnly declare, undertake and state as under:

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

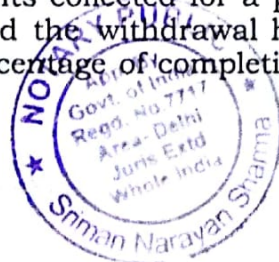
Or

I The Promoters have 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.
3. That the time period within which the project shall be completed by promoters are 4 Years.
4. That seventy per cent of the amounts realised by promoters 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 the promoters in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



Satish Kumar


8. That the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have 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 allotted 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

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 _____ on this _____ day of _____.


Deponent



ATTESTE


Notary Public
(INDIA)

08 AUG 2018