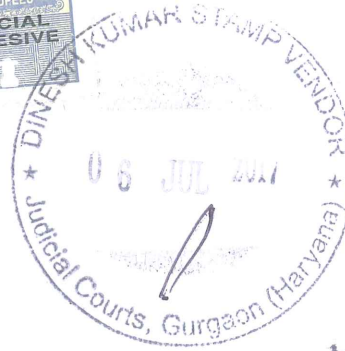


Vatika Seven Elements Pvt Ltd



15609

Affidavit cum Declaration

Affidavit cum Declaration of Virender Dhar duly authorized signatory on behalf of Promoter of the proposed project, M/s. Vatika Seven Elements Private Limited (Phase-1) vide resolution dated 27 July, 2017.

I, Virender Dhar duly authorized signatory of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has legal title to the land on which the development of the project is proposed (First, Second, Third, Fourth, Fifth, Sixth Court, A2, A3, A4, Retail & Club) and legally valid authentication of title of the land along with an authenticated copy of the Collaboration Agreement/Agreements (14.30 Acres) between the Owner and the Promoter for development of the real estate project is enclosed as Annexure-2.03 of REP-1.
2. That details of encumbrances are as follows; including details of any rights, title, interest, dues, and name of any party in or over such land.
 - A. Details of Mortgage created on the land and the project in favor of Lender.

As per Annexure 2.04 of REP01
 - B. Right of the Collaborator – Refer Annexure-2.05 of REP-1.
3. That the time period within which the project shall be completed by us as per Annexure attached.
4. That seventy per cent of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by us in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by us after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of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 we 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.

(Signature)

8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That we 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

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 Gurugram on this 28th day of July, 2017.


Deponent