

Signature of Shyam Dass

SHYAM DASS
STAMP VENDOR
GURGAON

30 OCT 2020

Sr. No. _____
Purpose. SE 543
Signature. AC



REP-II

This non-judicial stamp paper
forms an integral part of REP-II
with

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 M/s Signatureglobal Homes Private Limited having its office at Unit No. 1309, 13th Floor Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi 110001 of the Proposed Affordable Plotted Colony "Signature Global Park-III Ext" by Mr. Sanjay Kumar Varshney, Mr. Manish Garg & Mr. Ajay Kumar duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 14th August, 2020.

We, Signatureglobal Homes Private Limited do hereby solemnly declare, undertake and state as under:

1. That M/s Signatureglobal Homes Private Limited has a legal title to the land admeasuring 4.2625 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
1.	Signatureglobal (India) Private Limited	Vistra ITCL (India) Limited as Debenture Trustee for HDFC Capital Affordable Real Estate Fund -2	Non Convertible Debentures of Rs. 25 Cr	Mortgage	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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Signatureglobal Homes Private Limited in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn M/s Signatureglobal Homes Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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 Homes 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 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 M/s Signatureglobal Homes Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That M/s Signatureglobal Homes 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 Homes 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.



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 23th day of November, 2020.



Deponent