



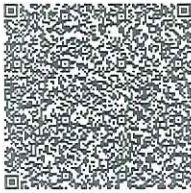
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL48844869564526T
Certificate Issued Date : 19-Feb-2021 01:27 PM
Account Reference : IMPACC (IV)/ dl775803/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL77580399779619843289T
Purchased by : MANDEEP SINGH OBEROI
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
(Zero)
First Party : MANDEEP SINGH OBEROI
Second Party : Not Applicable
Stamp Duty Paid By : MANDEEP SINGH OBEROI
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

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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

Affidavit cum Declaration of Mr. Mandeep Singh Oberoi, Director of the Promoter Company duly authorized by the promoter of the proposed project, vide their authorization dated 19th February, 2021;

I, Mr. Mandeep Singh Oberoi, Director of the Promoter Company duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Licensee has a legal title to the land (as per details mentioned in the enclosed application form) on which the development of the project is being carried out.
2. That the part of the said licensed land admeasuring 6.86875 Acres has been offered as collateral to AXIS Bank for availing non-fund based credit facility i.e. Bank Guarantee and the rest of the land is free from all encumbrances. The Promoter undertakes to get the said land released prior to execution/registration of respective conveyance deed(s) in favour respective allottee(s) of the project.
3. That the said project has already been developed and the development of the project stands completed. The Promoter Company has already applied for completion certificate vide its application dated 17/02/2021 (received on 18/02/2021).
4. That as the Promoter Company shall be selling the plots in the said Project, only cost receiving the completion certificate from the Competent Authorities, hence the mandatory requirement of depositing seventy per cent of the amounts realised by the promoter for the real estate project from the Allottees, from time to time, in a separate account to be maintained in a scheduled bank to cover the cost of development and the land cost is not applicable in the present case.
5. That the Promoter Company has already completed the development of project at its own cost and from its own resources and has already applied for completion certificate for the said project.
6. That the promoter shall take all the pending approvals on time, from the competent authorities.
7. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

8. 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., but the Promoter shall be at liberty to sell plots in the said project to different allottees at differential pricing.

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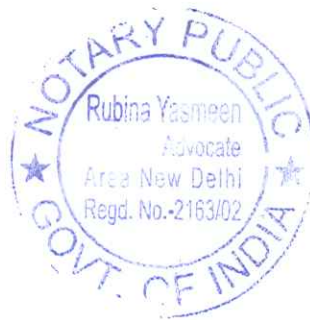
VERIFICATION :

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 19th day of February, 2021.

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DEPONENT



ATTESTED
[Signature]
NOTARY PUBLIC
NEW DELHI

19 FEB 2021