

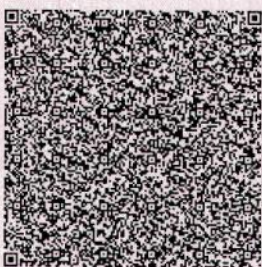


सत्यमेव जयते

# INDIA NON JUDICIAL Chandigarh Administration

## e-Stamp

Certificate No. : IN-CH15948967412050R  
 Certificate Issued Date : 23-Jan-2019 10:35 AM  
 Certificate Issued By : chtejbbhai  
 Account Reference : IMPACC (GV)/ chimpsp07/ D C OFFICE SEC-17/ CH-CH  
 Unique Doc. Reference : SUBIN-CHCHIMPSP0731855607707667R  
 Purchased by : DEEPAK  
 Description of Document : Article 4 Affidavit  
 Property Description : H NO L-11 GREEN PARK EXTN NEW DELHI 110016  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : VIKAS BUILDMART PVT LTD  
 Second Party : HRERA  
 Stamp Duty Paid By : VIKAS BUILDMART PVT LTD  
 Stamp Duty Amount(Rs.) : 50  
 (Fifty only)



Please write or type below this line

A.K. Sharma

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

TQ 0011360608

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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**

Affidavit cum Declaration of Mr. Ashok Kumar Sharma S/o Mr. Brhamdev Sharma duly authorized by the " **VIKAS BUILDMART PRIVATE LIMITED** " promoter of the proposed project falling in Sector-7A, Fatehabad, vide its authorization dated 10.01.2019.

I Ashok Kumar Sharma S/o Mr. Brhamdev Sharma do hereby solemnly declare, undertake and state as under:

1. That promoter having legally valid authentication of title of such land by an authenticated copy of collaboration agreement between such land owner and the promoter for the development of the real estate project is enclosed herewith.
2. That details of encumbrances: The project land admeasuring 52.91 acres is secured to Lender (Edelweiss Asset Reconstruction Company Ltd.- EARC ) through creation of charge / mortgage over project land and the security shall continue till the repayment of due debt of Lenders.
3. That the time period within which the project shall be completed by the Promoter is 31<sup>st</sup> March, 2020.
4. That seventy per cent of the amounts realized by the 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 the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has 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.

*A.k. Sharma*  
(ASHOK KUMAR SHARMA)

(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 22<sup>nd</sup> day of January, 2019



*A.k. Sharma*  
(ASHOK KUMAR SHARMA)

(Deponent)

**Aquested as Identified**

NOTARY Chandigarh

23 JAN 2019

# VIKAS BUILDMART PRIVATE LIMITED

**CERTIFIED TRUE COPY OF THE EXTRACTS OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF VIKAS BUILDMART PRIVATE LIMITED IN THEIR MEETING HELD ON 10.01.2019 AT B-4 / 45, SAFDERJUNG ENCLAVE, NEW DELHI – 29 AT 5.00 P.M**

---

## **AUTHORIZATION TO MR. ASHOK KUMAR SHARMA**

**“RESOLVED THAT** Mr. Ashok Kumar Sharma S/o Mr. Brhamdev Sharma R/o RZ-19, First Floor, Street No.1, Sagarpur, New Delhi, official of the Company be and is hereby authorized to sign and submit affidavit cum declaration for and on behalf of the Company / promoter of the project falling in Sector-7 A, Fatehabad, Haryana, pertaining to registration under Real Estate Regulation & Development Act ( RERA ).

**“RESOLVED FURTHER THAT** Mr. Ashok Kumar Sharma be and is hereby authorized for and on behalf of the Company to do all such acts, deeds and things which are necessary, incidental and expedient to give effect to the above resolution.”

**Certified True Copy  
FOR VIKAS BUILDMART PVT. LTD.**



**(DIRECTOR )  
Din : 06604635**

