



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL10783827715271S
Certificate Issued Date : 26-Nov-2020 03:14 PM
Account Reference : IMPACC (IV)/ dl723903/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL72390326560870957662S
Purchased by : HEMANT TULSI ANI
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : HEMANT TULSI ANI
Second Party : Not Applicable
Stamp Duty Paid By : HEMANT TULSI ANI
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

FORM - B

[SEE RULE 3 (4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Hemant Tulsiani authorized by the Promoter of the proposed project vide its authorization dated 11.03.2016

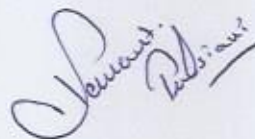
Hemant Tulsiani

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock History.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App (unless it is issued).
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

I, Hemant Tulsiani Son of Shri. Manohar Kumar Tulsiani C/o M/s Tulsiani Construction and Developers Pvt. Ltd. N-3 Green Park (Main) New Delhi - 110016, duly authorized signatory of Promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That the land is owned by 1. Shri Dharampal Singh S/o Late Sh. Chet Ram 2. Shri. Chander Mohan S/o Shri Dharampal 3. Priya Mohan S/o Shri. Dharampal all resident of Village Dhunela, Tehsil Sohna, District Gurugram and 4. Shri Surinder Singh S/o Late Shri. Gopi Singh Resident of House No. 505, Sectot-45, Gurugram, who has 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 owners and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is August, 2021.
4. That seventy percent 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 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 in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only 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 I / 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 I / promoter shall take all the pending approvals, from the competent authorities.
9. That I / promoter have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I / promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

Verification

I, Hemant Tulsiani Son of Shri Manohar Kumar Tulsiani do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Delhi on 26th day of November, 2020.


Deponent