

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

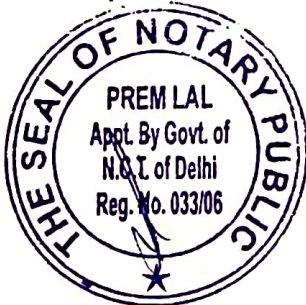
Affidavit cum Declaration of M/s Signatureglobal Developers Private Limited having its office at 1308, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi 110001 of the Proposed Affordable Residential Plotted Colony "Signature Global City-37D" by Mr. Sanjay Kumar Varshney, Mr. Manish Garg & Mr. Ajay Kumar duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16th March, 2021.

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

1. That M/s Signatureglobal Developers Private Limited has a legal title to the land admeasuring 20.589 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 acting as security trustee on behalf of Indusind Bank Limited	Rs. 30 Cr	Charge by way of hypothecation on sold & unsold receivables of project land	NA

3. That the time period within which the project shall be completed by promoter is 30/04/2023.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Signatureglobal Developers Private Limited in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn M/s Signatureglobal Developers Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is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.



[Handwritten signature]

7. That M/s Signatureglobal Developers 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 Developers Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That M/s Signatuerglobal Developers 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 Developers 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.

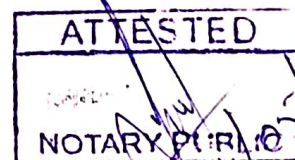
[Signature]
Deponent

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 New Delhi on this 24th day of May, 2021.

[Signature]
Deponent



PREM LAL
Notary Public
Chamber No. 137, Lawyer's Block,
Distt. Court Saket, New Del.
Ph. : 9818017970