



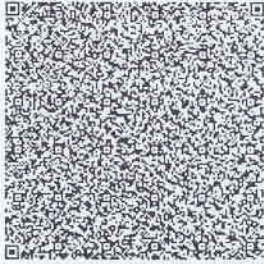
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL22698879196955Q
Certificate Issued Date : 05-May-2018 10:59 AM
Account Reference : IMPACC (IV)/ dl705403/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL70540349164160059760Q
Purchased by : PERFECT BUILDWELL PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : PERFECT BUILDWELL PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : PERFECT BUILDWELL PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



-----Please write or type below this line-----



For PERFECT BUILDWELL PRIVATE LIMITED

[Handwritten Signature]

Director



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.

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. Perfect Buildwell Pvt Ltd. promoter of the proposed project thru its Director Mr. Vipul Suchdeva duly authorised by Board of Resolution dated 30th April 2018

M/s. Perfect Buildwell Pvt Ltd, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter and Land Owner details , as per Annexure A 6 – 1 have 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 such owner and promoter for development of the real estate project is enclosed herewith as per Annexure A 6 – 1
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 2022
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 the Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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 utilised 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.



For PERFECT BUILDWELL PRIVATE LIMITED

A handwritten signature in black ink, appearing to read 'Vipul Suchdeva', written over a horizontal line.

Director

9. That the Promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
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.

For PERFECT BUILDWELL PRIVATE LIMITED

Vand. S.
Deponent
Director

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 29th Day of June 2018

For PERFECT BUILDWELL PRIVATE LIMITED

Vand. S.
Deponent
Director



ATTESTED
[Signature]
NOTARY PUBLIC
DELHI (INDIA)

29 JUN 2018