

सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL00189462885486T
Certificate Issued Date	: 21-Jul-2021 03:07 PM
Account Reference	: IMPACC (IV)/ dl873603/ DELHI/ DL-DLH
Unique Doc Reference	: SUBIN-DL87360398398699422112T
Purchased by	: SYSCOM EDUTECH PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SYSCOM EDUTECH PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SYSCOM EDUTECH PVT LTD
Stamp Duty Amount(Rs)	: 100 (One Hundred only)



.....Please write or type below this line.....

FORM 'B' [See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rahul Agarwal Authorized Signatory promoter M/s. Syscom Edutech Pvt. Ltd. of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 10/07/2021.

For Syscom Edutech (P) Ltd.

Director/ Auth. Sign.

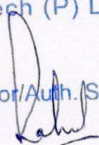


I, Rahul Agarwal authorized signatory promoter of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have a legal title to the land on which the development of the project is proposed have 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 the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by I / promoter is up to 31 December 2022.
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

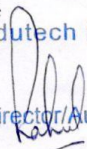
For Syscom Edutech (P) Ltd

Director/Auth. Sign



For Syscom Edutech (P) Ltd.

Deponent Director/Auth. Sign.



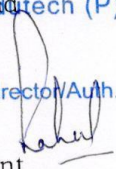
Verification

The contents of my above Affidavit cum Declaration for **For System and Tech (P) Ltd.** correct and nothing material has been concealed by me therefrom.

Verified by me at New Delhi on this 21 day of July 2021

Director/ Auth. Sign.

Deponent



21 JUL 2021

ATTESTED

Notary Delhi (India)



21 JUL 2021