



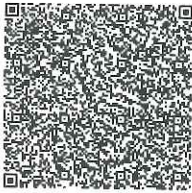
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL96551616696255T
Certificate Issued Date : 12-Jul-2021 05:21 PM
Account Reference : IMPACC (IV)/ dl801203/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL80120391281761432660T
Purchased by : MANDEEP OBEROI
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MANDEEP OBEROI
Second Party : Not Applicable
Stamp Duty Paid By : MANDEEP OBEROI
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

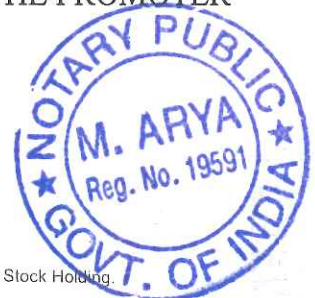


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FORM 'REP-II'
[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

M. Arya



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. 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. Mandeep Singh Oberoi, Director of the Promoter Company duly authorized by the promoter of the proposed project, vide their authorization dated 12th July, 2021;

I, Mr. Mandeep Singh Oberoi, Director of the Promoter Company duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Licensee has a legal title to the land (as per details mentioned in the enclosed application form/license) on which the development of the project is being carried out.
2. That the land is free from all encumbrances.
3. That the said project Puri Kohinoor Emporium is Commercial / SCOs project which is part of larger project i.e. Affordable Residential Plotted Colony namely "PURI KOHINOOR" being developed in furtherance of License No. 25 of 2020 and which stands fully developed and the company has already obtained the Completion Certificate dated 10/06/2021 for the same / licensed land of License No. 25 of 2020. The company now intends to construct building comprising of 4 floors on 12 developed SCO plots / commercial plots for which the present registration is being sought for 48 floors.
4. That as the Promoter Company shall be selling the commercial floors on the fully developed SCO plots in the said Project,
5. That the time period within which the project shall be completed by promoter Company is 48 months i.e. on or before 31/08/2025.
6. That seventy per cent of the amounts realised by the promoter company 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.
7. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter company in proportion to the percentage of completion of the project.
8. That the amounts from the separate account shall be withdrawn by the promoter company 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

M. Arya



completion of the project.

9. That the promoter company 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.
10. That the promoter company shall take all the pending approvals on time, from the competent authorities.
11. That the promoter company has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
12. That the promoter company 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. but the Promoter shall be at liberty to sell plots in the said project to different allottees at differential pricing.

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 12th day of July, 2021.

DEPONENT



ATTESTED

NOTARY PUBLIC

13 JUL 2021