



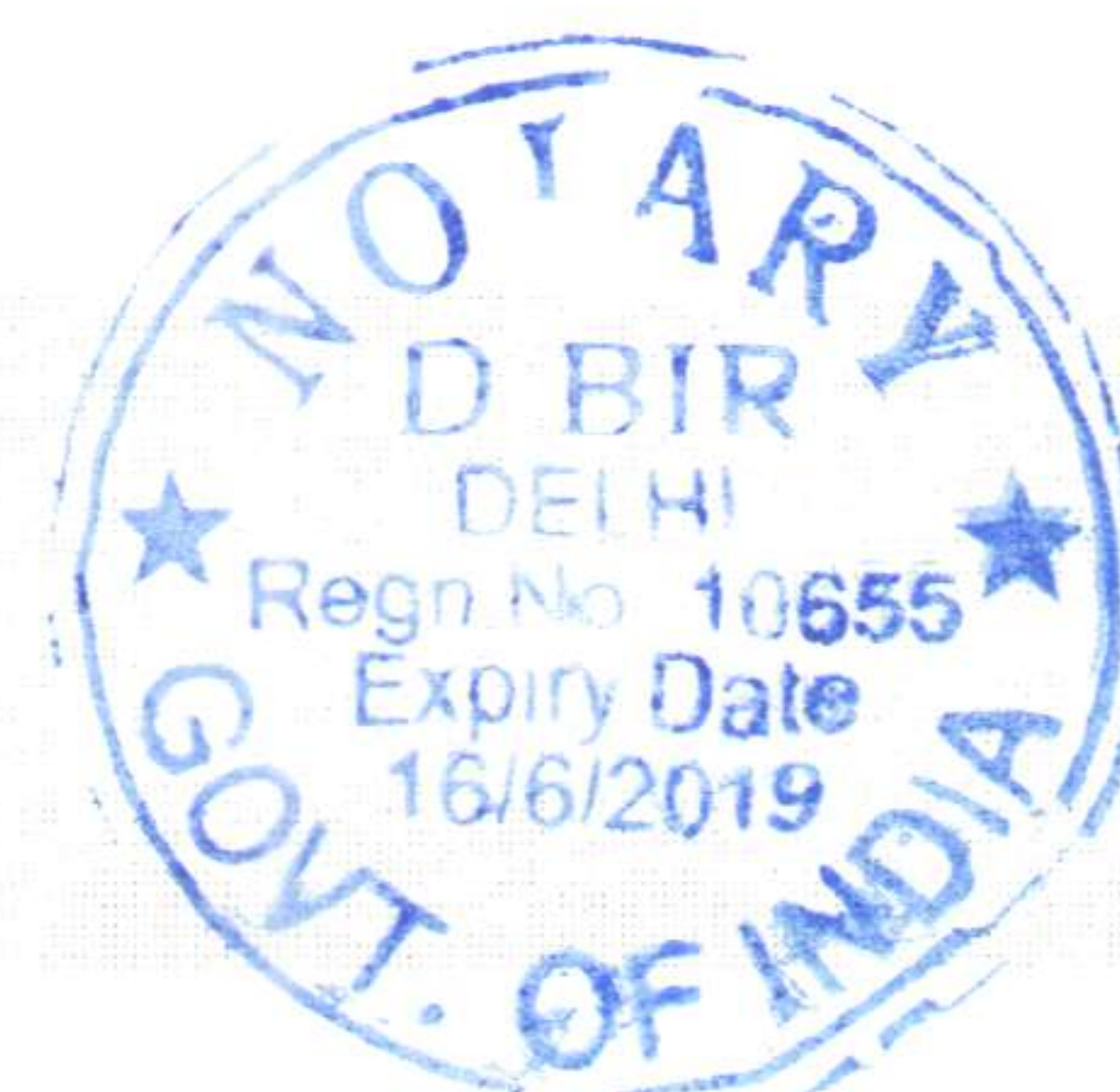
सत्यमेव जयते

INDIA NON JUDICIAL

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Certificate No. : IN-DL37703556335485Q
Certificate Issued Date : 13-Jun-2018 01:10 PM
Account Reference : IMPACC (IV)/ dl895203/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL89520379314431012380Q
Purchased by : METRO TECHNOBUILD PRIVATE LIMITED
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : METRO TECHNOBUILD PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : METRO TECHNOBUILD PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Jai Kishore Totlani S/o Late Sh. D. D. Totlani R/o 384, Kohat Enclave,

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Jai Kishore Totlani

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shciestamp.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.

Pitampura, New Delhi – ZIP – 110034 Director of Metro Technobuild Pvt. Ltd. promoter of the proposed MKS County project situated at Sector – 02, Opposite K.R. Mangalam University, Sohna, Gurugram, PIN – 122103 (herein after refer as project) duly authorized by the promoter of the proposed project, vide its authorization dated 09.06.2018;

I, Jai Kishore Totlani, Director of Metro Technobuild Pvt. Ltd. promoter of the proposed MKS County project duly authorized by the promoter of the proposed MKS County project do hereby solemnly declare, undertake and state as under:

1. That **Metro Technobuild Pvt. Ltd.** promoter has a legal title to the land 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.

Explanation:- where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed

2. That **No encumbrances as of now however the Company will create mortgage in favor of Land for the proposed Term Loan facility from Union Bank of India and Andhra Bank, New Delhi** including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
3. That the time period within which the project shall be completed by promoter is **30.09.2024**.
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 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 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 promoter shall take all the pending approvals on time, from the competent authorities.



Jai Kishore Totlani

9. That promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That 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.


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 13th day of June, 2018.


Deponent

ATTESTED

NOTARY PUBLIC DELHI

13 JUN 2018

