



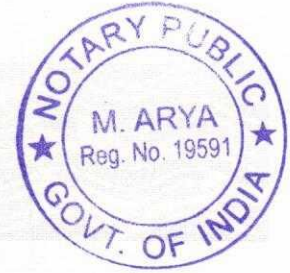
सत्यमेव जयते

# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

## e-Stamp

Certificate No. : IN-DL97429520898016S  
Certificate Issued Date : 24-Oct-2020 11:48 AM  
Account Reference : IMPACC (IV)/ dl776103/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL77610301578203262378S  
Purchased by : SHREE VARDHMAN BUILDPROP PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SHREE VARDHMAN BUILDPROP PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : SHREE VARDHMAN BUILDPROP PVT LTD  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line.

### 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 Shree Vardhman Buildprop Private Limited having its office at 301, Third Floor, Indraprakash Building, 21 Barakhamba Road, New Delhi 110001 of the Proposed Affordable Group Housing Project "Shree Vardhman Mantra / Shopping Mart" by Mr. Ved Prakash Goyal, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24<sup>th</sup> October, 2020.

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.



#2#

We, Shree Vardhman Buildprop Private Limited do hereby solemnly declare, undertake and state as under:

1. That M/s Shree Vardhman Buildprop Private Limited has a legal title to the land admeasuring 11.262 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 :

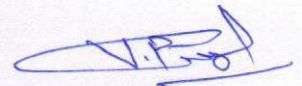
S. No	Name of Borrower	Name of Lender	Details of Facility	Nature of Right, Title, Interest	Litigation
1.	Shree Vardhman Buildprop Private Limited	IDBI TRUSTEESHIP SERVICES LTD.	Rs. 35 Cr.	Project Land	NA

3. That the time period within which the project shall be completed by promoter is 31/12/2024.
4. That seventy per cent of the amounts realized 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 Shree Vardhman Buildprop 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 Shree Vardhman Buildprop 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.
7. That M/s Shree Vardhman Buildprop 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 Shree Vardhman Buildprop Private Limited shall take all the pending approvals on time, from the competent authorities.



#3#

9. That M/s Shree Vardhman Buildprop Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That M/s Shree Vardhman Buildprop 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.

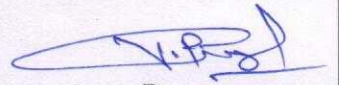


**Deponent**

**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 24<sup>th</sup> day of October, 2020.



**Deponent**

**ATTESTED**  
  
**NOTARY PUBLIC DELHI**



12 4 OCT 2020