

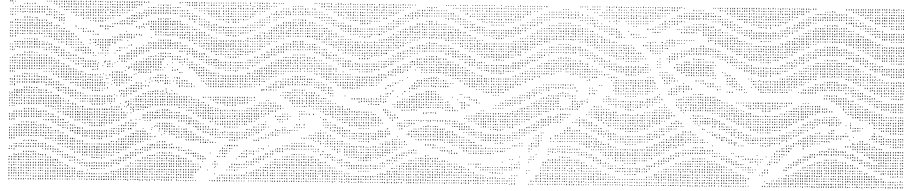
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL08320618460928T
Certificate Issued Date	: 09-Aug-2021 04:20 PM
Account Reference	: IMPACC (IV)/ dl775803/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL77580313771278212176T
Purchased by	: EXPRESS PROJECTS PRIVATE LIMITED
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: EXPRESS PROJECTS PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: EXPRESS PROJECTS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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

Affidavit cum Declaration

*This page is a part of Affidavit cum
Declaration given by Express Projects (Pvt.) Ltd.
to Haryana RERA - Panehkulam*

For EXPRESS PROJECTS PVT. LTD.

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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 Corporation of India. 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.

Director

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 **EXPRESS PROJECTS PVT. LTD.** Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, Pankaj Goel Director of **EXPRESS PROJECTS PVT. LTD.** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **EXPRESS PROJECTS PVT. LTD. & PANKAJ GOEL** have a legal title to the land on which the development of the project is proposed

Or

_____ [have/ has] 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.

2. That the said land is free from all encumbrances.

Or

That details of encumbrances _____ 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 Express Projects Pvt. Ltd. is

10-8-2027.

4. That seventy per cent of the amounts realized by Express Projects Pvt. Ltd. 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 Express Projects Pvt. Ltd in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn Express


For **EXPRESS PROJECTS PVT. LTD.**



Projects Pvt. Ltd 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 Express Projects Pvt. Ltd 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 Express Projects Pvt. Ltd shall take all the pending approvals on time, from the competent authorities.
9. That Express Projects Pvt. Ltd have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Express Projects Pvt. Ltd 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 EXPRESS PROJECTS PVT. LTD.



Deponent Director

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 _____ on this 21st day of Aug. 2021.

For EXPRESS PROJECTS PVT. LTD.


Deponent Director