



हरियाणा HARYANA

51AA 666728

*This Non-judicial stamp paper
forms an integral part of 'REP-II'*



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 Sternal Buildcon Private Limited having its office at Unit No. 13th Floor Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi 110001 of the Proposed Commercial Colony "Signature Global Infinity Mall" by Mr. Sanjay Kumar Varshney, Mr. Manish Garg & Mr. Ajay Kumar duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16th March, 2021.

We, Sternal Buildcon Private Limited do hereby solemnly declare, undertake and state as under:

1. That M/s Sternal Buildcon Private Limited has a legal title to the land admeasuring 2.15 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.	Sternal Buildcon Private Limited & Co borrower of Signatureglobal Developers Pvt. Ltd.	Vistra ITCL (India) Limited acting as security trustee of IndusInd Bank Limited	Term Loan of Rs. 20.00Cr	Mortgage	NA

3. That the time period within which the project shall be completed by promoter is 28/02/2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Sternal Buildcon Private Limited in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn M/s Sternal Buildcon Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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 Sternal Buildcon 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 Sternal Buildcon Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That M/s Sternal Buildcon Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That M/s Sternal Buildcon 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

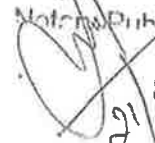
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at New Delhi on this 21th day of September, 2021.


Deponent



Solemnly affirmed before me


Notary Public
21/09/2021