## e-Stamp

Certificate No.

IN-DL14652644948637U

Certificate Issued Date

05-Apr-2022 01:22 PM

Account Reference

IMPACC (IV)/ dl853503/ DELHI/ DL-DLH

Unique Doc. Reference

SUBIN-DLDL85350317020737180383U

Purchased by

TRUE VILLAS DEVELOPERS PVT LTD

Description of Document

Article 4 Affidavit

**Property Description** 

Not Applicable

Consideration Price (Rs.)

(Zero)

First Party

TRUE VILLAS DEVELOPERS PVT LTD

Second Party

Not Applicable

Stamp Duty Paid By

TRUE VILLAS DEVELOPERS PVT LTD

Stamp Duty Amount(Rs.)

(Ten only)



Regd. No. 16940 Expiry Date

Please write or RIVE trept this line

[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 True Villas Developers Private Limited, promoter of the proposed project through Mr. Aditya Garg duly authorized vide authorization dated 05-04-2022;

The Promoter, M/s True Villas Developers Private Limited having its registered office at J-221, Sarita Vihar, New Delhi-110076, is developing an Affordable Plotted Colony Project called Forteasia Flower

The authenticity of this Stamp certificate should be verified at 'www shcilestamp.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.

The onus of checking the legitimacy is on the users of the certificate.

<sup>3.</sup> In case of any discrepancy please inform the Competent Authority

Valley" situated at Village- Haibatpur & Jind, Sector-26, Jind, Haryana under License No. 34 of 2022 dated 04.04.2022.

I, Aditya Garg S/o Sh. Brij Bhushan Garg duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1. That promoter has a legal title to the land on which the development of the project is proposed a legal valid authentication of title of such land along with the authenticated copy of the title deed are enclosed herewith.
- 2. That the said land free from all encumbrances.
- 3. That the time period within which the project shall be completed by promoter is 03.04.2027.
- 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 by the 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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
  - 9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.

10. That the 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 there from.

Regd. No. 16940 Expiry Date 30-01-2025

Verified by me at

on this APRI

day of 2022

Depenent

NOTARY PUBLIC DELHI (INDIA)

5 APR 2022