



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

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| Certificate No. | : IN-DL83659023036791U |
| Certificate Issued Date | : 31-Jan-2022 01:13 PM |
| Account Reference | : IMPACC (IV)/ dl1009503/ DELHI/ DL-DLH |
| Unique Doc. Reference | : SUBIN-DL100950357743955803823U |
| Purchased by | : CANDEO PROJECT PVT LTD |
| Description of Document | : Article 4 Affidavit |
| Property Description | : Not Applicable |
| Consideration Price (Rs.) | : 0 (Zero) |
| First Party | : CANDEO PROJECT PVT LTD |
| Second Party | : Not Applicable |
| Stamp Duty Paid By | : CANDEO PROJECT 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

Candeo Projects Private Limited (CIN# U70101DL2010PTC207716) having its registered office at UG-39, Upper Ground Floor, Som Dutt Chamber – II, 9, Bhikaji Cama Place, New Delhi-110066 India (duly authorized by the Promoter of “**Commercial Plotted Colony (SCO Plots)**” situated in Sector - 114, Gurugram, Haryana, India vide Board Resolution dated 15.11.2021 respectively, certified true copy whereof is enclosed herewith as ‘Annexure-1’

For Candeo Projects Private Limited

Dikash
Director/Auth. Signatory

Statutory Alert:

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

I, Vikas Shah S/o Mr. Chandra Mohan Singh Shah duly authorized by Candeo Projects Pvt. Ltd. of **Commercial Plotted Colony (SCO Plots) namely "Grand Central114"** to be developed on 12.33675 Acres licensed land ("**Project Land**") under Licence No. 05 dated 19.01.2022, situated in the Revenue Estate of Village Bhajgera, Sector-114, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India, do hereby solemnly declare, undertake and state as under:

1. That we, have a legal title to the Project Land on which the development of the proposed Project is being carried out.
2. That the said land is free from all encumbrances
3. That the time period within which the Project shall be completed by the Promoter is upto 18.01.2027
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 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 utilized 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 thereunder.



For Candeo Projects Private Limited


Director/ Auth. Signatory

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.

For Candeo Projects Private Limited


Director/Auth. Signatory

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 on this 31st day of January 2022 at New Delhi.

For Candeo Projects Private Limited


Director/Auth. Signatory

DEPONENT



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

02 FEB 2022