



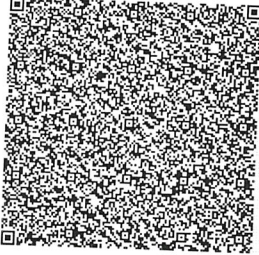
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL13138644888719Q
Certificate Issued Date : 07-Dec-2018 11:20 AM
Account Reference : IMPACC (IV)/ dl732103/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL73210331221844705916Q
Purchased by : SPLENDOR LANDBASE LIMITED
Description of Document : Article Others
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SPLENDOR LANDBASE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : SPLENDOR LANDBASE LIMITED
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

For Splendor Landbase Ltd.

Authorized Signatory

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. S. G. Manjunath, Authorised Signatory, Splendor Landbase Ltd., Unit Nos.501-511, Splendor Forum, Fifth Floor, Plot No.3, Jasola District Centre, New Delhi-110025 promoter / developer of the Commercial Project being set up by the promoter / developer under name & style 'Splendor Epitome' at Sector - 62, Gurgaon, Haryana, authorized by the promoter, vide its board resolution dated 27.07.17.

We, Splendor Landbase Ltd. promoter / developer of the above project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances except creation of equitable mortgage on the Said Land and Building to be constructed thereon and receivables in favour of Indiabulls Housing Finance Limited in order to secure the term loan to part finance the construction of the Said Project presently availed by the Promoter from Indiabulls Housing Finance Limited.
3. That the time period within which the project shall be completed by the promoter is 31stDecember, 2023.
4. That seventy per cent of the amounts realised by the 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 including cost of finance, other project development cost 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.



For Splendor Landbase Ltd.


A Signatory

9. That the promoter has furnished such other available documents as have been prescribed by the Act and the rules and regulations made thereunder.
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 Splendor Landbase Ltd.


Authorised 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 at New Delhi on this 7th day of December, 2018

For Splendor Landbase Ltd.


Authorised Signatory
Deponent



ATTESTED


Notary Public
(INDIA)

7 DEC 2018