



सत्यमेव जयते

INDIA NON JUDICIAL

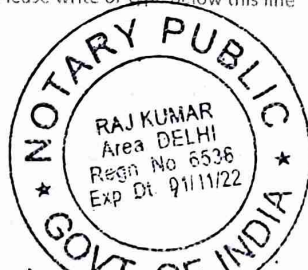
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL23167953369683U
 Certificate Issued Date : 25-Apr-2022 11:58 AM
 Account Reference : IMPACC (IV)/ dl778903/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL77890333231393494475U
 Purchased by : METRO TECHNOBUILD PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : METRO TECHNOBUILD PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : METRO TECHNOBUILD PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line



For METRO TECHNOBUILD PVT. LTD.

[Signature]
Authorized Signatory

This stamp paper is part & parcel of affidavit by Sunil Totlani authorised signatory of metro Technobuild PVT. submitted to Haryana Real Estate Regulatory Authority.

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority

METRO TECHNOBUILD PRIVATE LIMITED METRO TECHNOBUILD PRIVATE LIMITED METRO TECHNOBUILD PRIVATE LIMITED METRO TECHNOBUILD PRIVATE LIMITED

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

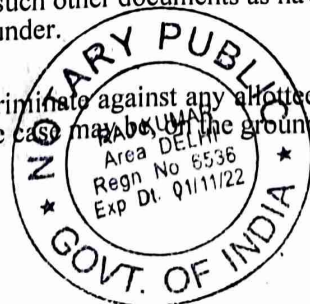
Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Sunil Totlani** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/4/2022;

I, Sunil Totlani do hereby solemnly declare, undertake and state as under:

M/S Metro Technobuild Private Limited 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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by promoter. Is **24.04.2026**.
3. That seventy per cent of the amounts realized by promoter for the real estate project from the Allottee, 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.
4. 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.
5. That the amounts from the separate account shall be withdrawn 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.
6. 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. 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 METRO TECHNOBUILD PVT. LTD.

[Signature]
Authorised Signatory

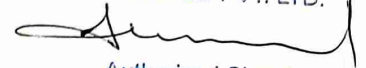
Deponent

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 _____ on this **25 APR 2022** day of _____.

For METRO TECHNOBUILD PVT. LTD.



Authorized Signatory

Deponent



ATTESTED

Notary Public
GOVT OF INDIA

25 APR 2022