

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 04/07/2022

Certificate No. GOD2022G1105



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 92110789



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Samsung Overseas Limited

H.No/Floor : 00

Sector/Ward : 00

LandMark : 00

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 82\*\*\*\*\*74



Buyer / Second Party Detail

Name : Harera

H.No/Floor : 00

Sector/Ward : 00

LandMark : 00

City/Village: Gurugram

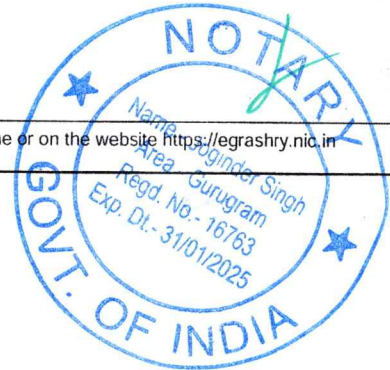
District : Gurugram

State : Haryana

Phone : 82\*\*\*\*\*74

Purpose : Agreement

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>



**AFFIDAVIT CUM DECLARATION**

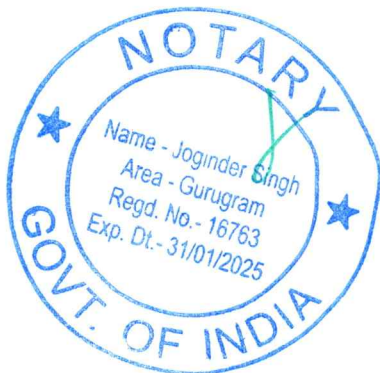
Affidavit cum Declaration of Mr. Manoj Kapoor duly authorized by the promoter company **M/s Samsung Overseas Limited** (hereinafter referred to as "**Promoter**") of the proposed Project, vide its board resolution passed by the Board of the Directors dated 1<sup>st</sup> May 2019


I, Manoj Kapoor S/o Late Dr. M. P. Kapoor duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:


1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.


3. That the time period within which the project shall be completed by Promoter is 30<sup>th</sup> June 2027.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, and Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be on any grounds.



  
Deponent



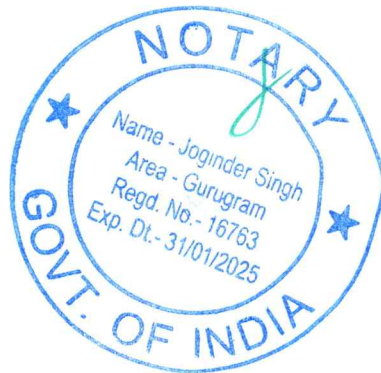
**Verification**


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 10<sup>th</sup> day of July 2022

  
Deponent



  
NOTARY  
Name - Joginder Singh  
Area - Gurugram  
Regd. No. - 16763  
Exp. Dt. - 31/01/2025  
GOVT. OF INDIA

  
ATTESTED  
JOGINDER SINGH  
ADVOCATE & NOTARY  
Tehsil Wazirabad Distt. Gurugram (Hr.)

12 JUL 2022