



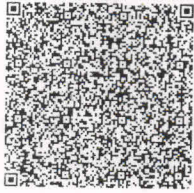
सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL52165968160154R
Certificate Issued Date	: 04-Mar-2019 11:53 AM
Account Reference	: IMPACC (IV)/ dl862203/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL86220310443346208014R
Purchased by	: KRISHNA KUMAR RAMUKA
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: KRISHNA KUMAR RAMUKA
Second Party	: Not Applicable
Stamp Duty Paid By	: KRISHNA KUMAR RAMUKA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



-----Please write or type below this line-----

AFFIDAVIT CUM DECLARATION

① Ramuka



**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.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.



**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. Krishna Kumar Ramuka son of Mr. Sitaram Ramuka resident of G-301, Doon Trafalgarh Apartments, Rajpur Road, Dehradun 248001, duly authorized by the Promoter of the project namely 'Vijaylaxmi Greens', vide its authorization dated 4<sup>th</sup> March, 2019;

I, Krishna Kumar Ramuka duly authorized by the Promoter of the project namely 'Vijaylaxmi Greens' ('Project') do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land (said 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 the Promoter is end of December, 2020.
4. That 70% (seventy per cent) of the amount realised/ to be realised by the Promoter for 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 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.



⑩ Ramukp

Deponent

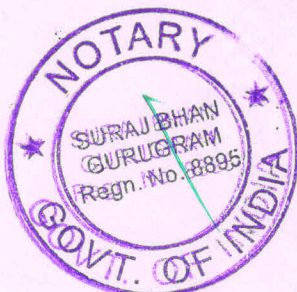
**Verification**

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 Gurgaon on this 5th day of March, 2019.

⑩ Ramukp

Deponent



**ATTESTED**  
SURAJ BHAN  
ADVOCATE & NOTARY  
GOVT. OF INDIA  
DIST. GURUGRAM (HARYANA), INDIA

05 MAR 2019