



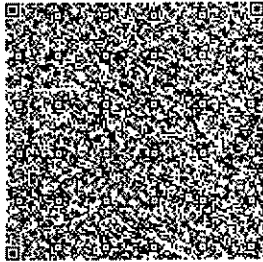
सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL02143645548160P
Certificate Issued Date	: 07-Jul-2017 03:38 PM
Account Reference	: IMPACC (IV)/ dl740303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL74030305351782090208P
Purchased by	: DELURIS BUILDTECH INDIA PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DELURIS BUILDTECH INDIA PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: DELURIS BUILDTECH INDIA PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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

For Deluris Buildtech India Pvt. Ltd

*Vijay Kumar*  
Director

#### Statutory Alert:

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

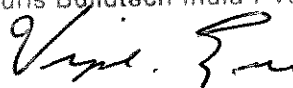
Affidavit cum Declaration

Affidavit cum Declaration of Deluris Buildtech India Pvt. Ltd. Promoter of the proposed project thru its Director Mr. Vipul Suchdeva duly authorised by Board of Resolution dated 22.07.2017

Deluris Buildtech India Pvt. Ltd. Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

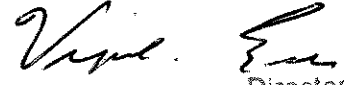
1. That Promoter have a legal title to the land on which the development of the project is proposed
2. That the said land is Mortgage with DMI Finance Pvt. Ltd. And a loan facility of Rs. 25 crores has been availed towards the project Zara Rossa. There is No litigation on this Land.
3. That the time period within which the project shall be completed by Promoter is 2021 .
4. That seventy per cent of the amounts realised 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 Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by 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 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.

For Deluris Buildtech India Pvt. Ltd.

  
Director

8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
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 the grounds of sex, cast, creed, religion etc.

For Deluris Buildtech India Pvt. Ltd.


  
Director  
Deponent

### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

For Deluris Buildtech India Pvt. Ltd.

Verified by me at New Delhi on this 28<sup>th</sup> day of July 2017

  
Director  
Deponent