

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

Certificate No. IN-DL61267564921703U Certificate Issued Date 16-Jul-2022 04:47 PM Account Reference IMPACC (IV)/ dl852003/ DELHI/ DL-DLH Unique Doc. Reference SUBIN-DLDL85200305271739988426U Purchased by NEWZONE BUILDWELL PVT LTD **Description of Document** Article 5 General Agreement **Property Description** Not Applicable Consideration Price (Rs.) 0 (Zero) First Party NEWZONE BUILDWELL PVT LTD Second Party Not Applicable Stamp Duty Paid By NEWZONE BUILDWELL PVT LTD Stamp Duty Amount(Rs.) 100 (One Hundred 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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abhishek Gupta Authorised Signatory of M/s Newzone Buildwell Private Limited having its corporate office situated at 501, 5th Floor, Time Tower, MG Road,

Statutory Alert:

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For M/S NEWZONE BUILDWELL PVT. LTD.

 The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
The onus of checking the legitimacy is on the users of the certificate.
In case of any discrepancy please inform the Competent Authority. Gurugram, Haryana, promoter of the proposed project named "VISTA SQUARE" duly authorized by the Board of Directors of the promoter i.e M/s Newzone Buildwell Private Limited of the proposed project, vide its/his/their authorization/Board Resolution dated 20.04.2022;

I, Abhishek Gupta, Authorised Signatory of M/s Newzone Buildwell Private Limited [promoter of the proposed project/duly Authorised by the promoter of the Proposed Project] do hereby solemnly declare, undertake and state as under:

- That M/s Newzone Buildwell Private Limited have a legal title to the land on which the 1. development of the proposed project is to be carried out and a legally valid authentication of title of such land for development of the real estate project is enclosed herewith.
- 2. That the said land is free from all encumbrances.

Area Gelhi 93 No 8413

- That the time period within which the project shall be completed by [me/promoter] is 3. 31.03.2027.
- That seventy per cent of the amounts realised by [me/promoter] for the real estate project 4. 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.

That the amounts from the separate account, to cover the cost of the project, shall be 5. withdrawn by [me/the promoter] in proportion to the percentage of completion of the OTAS project. Satendra Kr. Bharti

Advocate That the tentative total cost of project will be Rs.18153.98 Lakh. (Approx.)

- withat the amounts from the separate account shall be withdrawn [me/ 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.
- That [I/the promoter] shall get the accounts audited within six months after the end of 8. 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.
- That [I/the promoter] shall take all the pending approvals on time, from the competent 9. authorities.
- That [I/the promoter] [have/has] furnished such other documents as have been prescribed 10. by the Act and the rules and regulations made thereunder.

LOWELL PVT. LTD. For M/S NE Authorised Signatory

11. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, unit, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.



For M/S NEWZONE BUILDWELL PVT. LTD.

prised Signatory ponent

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 ____ day of _____.

For M/S NEWZONE BUILDWELL PVT. LTD.

inatory Deponent

CTARY PUBL Delhi (India)

18 JUL 2022