

INDIA NON JUDICIAL



सत्यमेव जयते

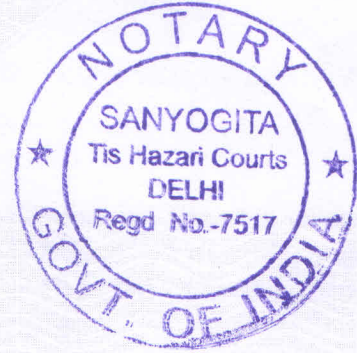
Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL03082230368341U
Certificate Issued Date : 18-Oct-2022 01:36 PM
Account Reference : IMPACC (IV)/ dl857503/ DELHI/ DL-DLH.
Unique Doc. Reference : SUBIN-DL03082230368341U
Purchased by : SAMYAK PROPERTIES AND INFRASTRUCTURES PVT LTD
Description of Document : Article 4 Declaration
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SAMYAK PROPERTIES AND INFRASTRUCTURES PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : SAMYAK PROPERTIES AND INFRASTRUCTURES PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

सत्यमेव जयते



₹100

Please write or type below this line

IN-DL03082230368341U

For Samyak Properties And Infrastructure Pvt. Ltd.

Authorised Signatory/Director



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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.
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

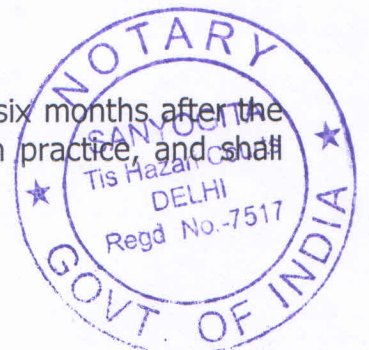
Affidavit cum Declaration of Mr. Gaurav Jain duly authorized by the promoter of the proposed project SAFFRON GRAND, Situated at Sector -33, Tehsil & District Sonipat;

I, Gaurav Jain, Director/Authorized Signatory of M/S. SAMYAK PROPERTIES AND INFRASTRUCTURE PRIVATE LIMITED, a company incorporated under the Companies Act, having its office at LGF, D-299, Defence Colony, New Delhi-110024 (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company/ promoter has a legal title to the land on which the development of the project is proposed and 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.
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 27.09.2027.
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 the promoter in proportion to the percentage of completion of the project.
6. 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.
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

For Samyak Properties And Infrastructure Pvt. Ltd.

Authorized Signatory/Director



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 there under.
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.

For Samyak Properties And Infrastructure Pvt. Ltd.
[Signature]
Authorised Signatory/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. Verified by me at Delhi on this 12th day of October 2022.

For Samyak Properties And Infrastructure Pvt. Ltd.
[Signature]
Authorised Signatory/Director

Deponent

ATTESTED
[Signature]
NOTARY PUBLIC DELHI

18 OCT 2022

