



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹10

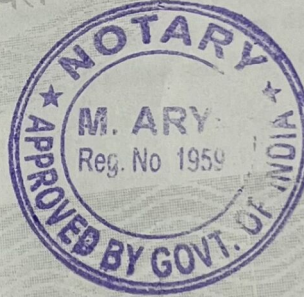
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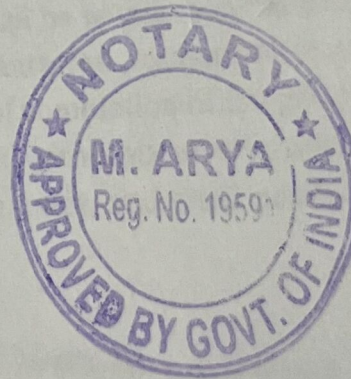
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: IMPACC (PF)/ dl766013/ DELHI/ DL-DLH
: SUBIN-DL42500840302323V
: DESIGNER REALTORS PRIVATE LIMITED
: Article 4 Affidavit
: Not Applicable
: 0
: (Zero)
: DESIGNER REALTORS PRIVATE LIMITED
: Not Applicable
: DESIGNER REALTORS PRIVATE LIMITED
: 10
: (Ten only)

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Statutory Alert:

1. 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.
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. Rakesh Kumar Agrawal duly authorized by the promoter of the proposed project **District Walk D** duly authorized by the Board of the Company.

I, Rakesh Kumar Agrawal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Shalimar Town Planners Private Limited, Impower Infrastructure Private Limited, Green valley housing and land Development Private Limited, BPTP Limited Designer Realtors Private Limited have a legal title to the land on which the development of the proposed project is to be carried out and a 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.

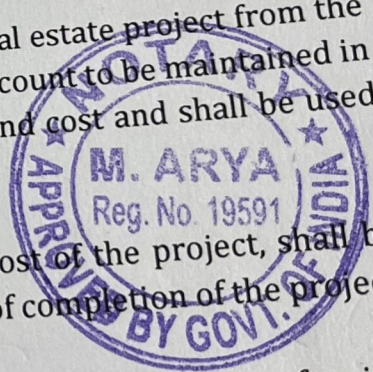
Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the land is free from all the encumbrances.
3. That the time period within which the development of project shall be completed by the promoter by 31.12.2027.

4. That seventy per cent of the amounts realised by the 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 produce a statement of

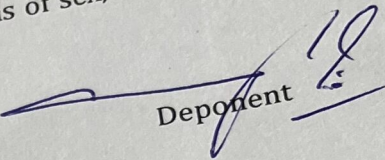


accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That 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.

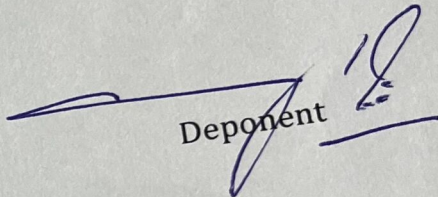
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

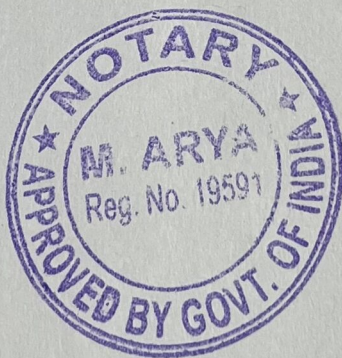
Deponent 


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 New Delhi on this 5th day of January, 2023.

Deponent 




ATTESTED
NOTARY PUBLIC

5 JAN 2023