



**Indian-Non Judicial Stamp
Haryana Government**



Date : 16/11/2017

Certificate No.

G0P2017K1728



SRN No.

31541280



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty :

₹ 0

(Rs. Zero Only)

Deponent

Name : Astrum Value homes Pvt ltd
 H.No/Floor : Na Sector/Ward : Na Landmark : Na
 City/Village : Gurugram District : Gurugram State : Haryana
 Phone : 9958239573



Purpose : AGREEMENT to be submitted at Concerned office

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

**FORM 'REP-II'
[See rule 3(3)]**

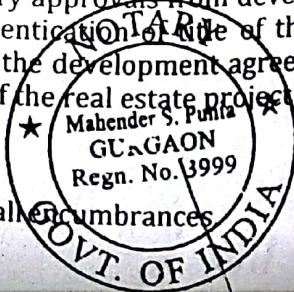
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Ms. Archana Mishra, authorized representative of the Promoter of the proposed project (i.e. Astrum Value Homes Private Limited/Astrum and Stanza Developers & Infrastructure Private Limited/Stanza) being developed under the name "La Regencia" located at Sector 19, Panipat, Haryana, duly authorized by the Astrum vide its Board Resolution dated 23rd November, 2017;


I, Archana Mishra, duly authorized by Astrum do hereby solemnly declare, undertake and state as under:

1. That Stanza Developers & Infrastructure Private Limited, a Company incorporated pursuant to the laws of India having Company Identification No. U45201DL2006PTC183946 ("Stanza") has a legal title to the land on which the development of the project is being carried out under the name "La Regencia" located at Sector 19, Panipat, Haryana ("Project") and Stanza has duly obtained license for development of a group housing project over the Project Land from Department of Town & Country Planning, Haryana and has also obtained necessary approvals from development from various authorities. Legally valid authentication of the Project Land along with an authenticated copy of the development agreement between Stanza and Astrum for development of the real estate project is enclosed with the application for registration.
2. That the said land is free from all encumbrances



Archana Mishra

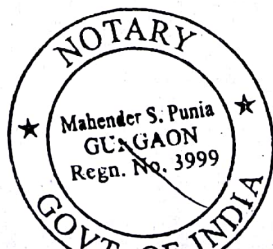
3. That the time period within which the Phase 2 of the La Regencia Project shall be completed by the Promoter is December, 2019.
4. That seventy per cent of the amounts realised by the Promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account 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 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 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.

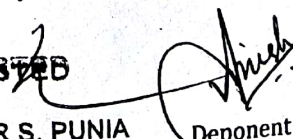

Deponent

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 _____ on this _____ day of _____



ATTESTED

 MAHENDER S. PUNIA
 ADVOCATE & NOTARY
 DISTT. GURGAON (Haryana) India
 30 NOV 2017
 Deponent