



Certificate No. G0W2023A4582



Stamp Duty Paid : ₹ 101

(Rs Only)

GRN No. 98579942



Penalty : ₹ 0

(Rs Zero Only)

Deponent

Name : Indiabulls Estate Limited

H.No/Floor : 202

Sector/Ward : A-18

Landmark : Rama house middle circle

City/Village : Cp

District : New delhi

State : Delhi

Phone : 87*****11



Purpose : Affidavit cum Declaration to be submitted at Harera panchkula

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

I, Partha Sharma duly authorized by the promoter vide its board resolution dated 20.10.2022 for development of residential plotted colony measuring 3.725 acres in revenue estate of village Rathdhana, Sector 26, 26A, 33 & 34 district Sonapat, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the said project proposed to be developed and has a legally valid authentication of title of said land along with an authenticated copy of the agreement between owner and promoter for development of the said project
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 17.11.2026.
4. That seventy per cent of the amounts realized by the promoter for 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice, that the withdrawal is in proportion to the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 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 plot on the grounds of sex, cast, creed, religion etc.



Deponent

Verification

That the contents of the above affidavit are true and correct to best of my knowledge and belief and nothing has been concealed therein at all, as per the records of company provided to me.

Verified by me at Gurugram on this 23rd day of January 2023.



Deponent



23 JAN 2023

ATTESTED
MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India