

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. IN-DL70442662846594V

Certificate Issued Date 01-Mar-2023 05:15 PM

Account Reference IMPACC (IV)/ d!960303/ DELHI/ DL-DLH Unique Doc. Reference SUBIN-DLDL96030313104649600585V

Purchased by KRISTINA INFRASTRUCTURE PRIVATE LIMITED

Description of Document Article 4 Affidavit Property Description Not Applicable

Consideration Price (Rs.) (Zero)

First Party KRISTINA INFRASTRUCTURE PRIVATE LIMITED

Second Party Not Applicable

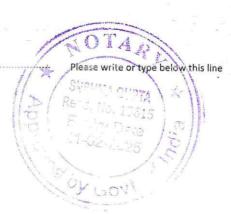
Stamp Duty Paid By KRISTINA INFRASTRUCTURE PRIVATE LIMITED

10 Stamp Duty Amount(Rs.)

(Ten only)







For Kristina Infrastructure Pvt. Ltd.

Director

Statutory Alert:

- Any discrepancy in the details on this 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(S) OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Suresh Dhamija on behalf of M/s Kristina Infrastructure Private Limited (CIN# U70109DL2021PTC390722) having its registered office at office at 2/66. Gf, Geeta Colony Delhi East Delhi 110031, promoter of the proposed Commercial Plotted Colony (SCO Plots) "KBD34. Licence No. 70 of 2009 dated 24.11.2009 & 99 of 2021 dated 18.11.2021, Sector-26, 26A, 33 & 34 Sonipat, Haryana, duly authorized by the promoter of the proposed project, vide its authorization dated 02.03.2023;

- I, Mr. Suresh Dhamija duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:
- 1. The promoter have the legal title to the land on which the development of the proposed project is to be carried out .
 - 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 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(s) 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 said land is encumbrance free.
- 3. That the time period within which the project shall be completed by promoter is 31.12.2023
- 4. That seventy per cent of the amounts realized by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account (Account No. 50200078863080 in HDFC Bank Ltd, Suncity, Sector- 54, Gurugram Branch) 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 the For Kristina Infrastructure for the project and the project that the withdrawal is in proportion to the percentage of completion of the project and the withdrawal is in proportion to the percentage of completion of the project and the withdrawal is in proportion to the percentage of completion of the project and the withdrawal is in proportion to the percentage of completion of the project and the withdrawal is in proportion to the percentage of completion of the project and the withdrawal is in proportion to the percentage of completion of the project and the withdrawal is in proportion to the percentage of completion of the project and the withdrawal is in proportion to the percentage of completion of the project and the withdrawal is in proportion to the percentage of completion of the project and the withdrawal is in proportion to the percentage of the project and the percentage of the project and the percentage of the percent

Director

- 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.
- 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.

 For Kristina Infrastructure Pvt. Ltd.

Deponent

Director

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 Gurugram on this 07th day of March 2023.

Deponent



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