



सत्यमेव जयते

INDIA NON JUDICIAL

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₹100

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Certificate No. : IN-DL94995668930409V
 Certificate Issued Date : 24-Apr-2023 05:21 PM
 Account Reference : SELFPRINT (PU)/ dl-self/ NEHRU/ DL-DLH
 Unique Doc. Reference : SUBIN-DLTL-SELF60945819934497V
 Purchased by : HERO REALTY PRIVATE LIMITED HRPL
 Description of Document : Article 4 Affidavit
 Property Description : AFFIDAVIT CUM DECLARATION
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : HERO REALTY PRIVATE LIMITED
 Second Party : NOT APPLICABLE
 Stamp Duty Paid By : HERO REALTY PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

₹100₹100₹100₹100



₹100



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VERIFIED BY THE RECIPIENT AT
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FORM REP-II

Affidavit cum Declaration



By Atandan yadav

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'

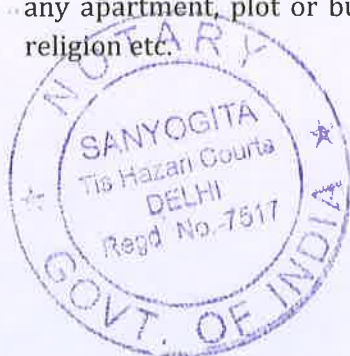
[See rule 3(3)]


Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Dharmesh Pramod Shah** and Mr. **Brij Nandan Yadav**, duly authorized by Hero Realty Private Limited, having registered office at 264, Okhla Industrial Estate, Phase 3, New Delhi 110020 ("The Promoter") of the proposed project, vide its board of resolution dated 16th March 2023;

We, **Dharmesh Pramod Shah** and **Brij Nandan Yadav**, both duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the project is proposed 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.
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 **30.06.2025**.
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 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 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.

**Verification**

Deponent

 Brij Nandan
 yadav

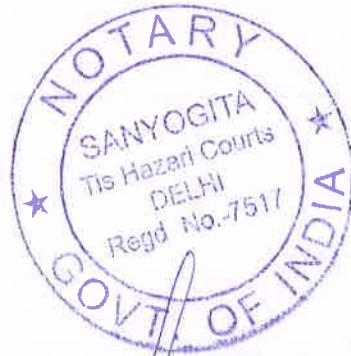
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Delhi on this **24 APR 2023** day of April 2023.



Deponent

Brij Nandan yadava



ATTESTED

[Signature]
NOTARY PUBLIC DELHI

24 APR 2023