

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

Certificate No. IN-DL52744279283023V

Certificate Issued Date 18-Aug-2023 02:09 PM

Account Reference IMPACC (IV)/ dl960303/ DELHI/ DL-DLH

Unique Doc. Reference SUBIN-DLDL96030373117713315628V Purchased by SPICE ONE BUILDERS PVT LTD

Description of Document Article 4 Affidavit

Property Description Not Applicable

Consideration Price (Rs.)

(Zero)

First Party SPICE ONE BUILDERS PVT LTD

Second Party Not Applicable

Stamp Duty Paid By SPICE ONE BUILDERS PVT LTD

Stamp Duty Amount(Rs.)

(One Hundred only)







To be read with Declaration can Affidant.
Submitted to HRERA.

MOTA



Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority



FORM 'REP-II' [See rule 3(3)] DECLARATION, SUPPORTED BY AN AFFIDAVIT

Affidavit cum Declaration

Affidavit cum Declaration of M/s Spice One Builders Private Limited thru its authorised signatory Mr. Udit Jain, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17/08/2023;

- I, Udit Jain, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:
- That promoter has a legal title to the land on which the development of the project is proposed. 1.
- That the said land is free from all encumbrances. 2.
- That the time period within which the project shall be completed by promoter is 09/08/2028. 3.
- That seventy per cent of the amounts realised 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 4. scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
- That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.
- 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 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.

Werification

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 15 day of August 2023.

Deponent

Deponent