

### INDIA NON JUDICIAL

# **Government of National Capital Territory of Delhi**

#### e-Stamp

Certificate No.

Purchased by

IN-DL17328254159465V

Certificate Issued Date

22-Dec-2023 01:10 PM

Account Reference

IMPACC (IV)/ dl1083503/ DELHI/ DL-DLH

Unique Doc. Reference

SUBIN-DLDL108350398359463214613V RBA HOMES PRIVATE LIMITED

Description of Document

Article Others

**Property Description** 

Not Applicable

Consideration Price (Rs.)

First Party

(Zero)

RBA HOMES PRIVATE LIMITED

Second Party

Not Applicable

Stamp Duty Paid By

RBA HOMES PRIVATE LIMITED

Stamp Duty Amount(Rs.)

(One Hundred only)







Please write or type below this line

### FORM 'REP-II' [See rule 3(3)] Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rudra Khurana, S/o Mukesh Khurana R/o B-7/100 Ext, Safdarjung Enclave, Vasant Vihar, south west Delhi 110029 Having Aadhar No 604626383270 authorized Signatory/Director of the promoter i.e. RBA HOMES PRIVATE LIMITED of the proposed project "RBA UPTOWN" an area measuring 13.96875 acres falling in Dodwa in sector 1, Nilokheri Taraori, District Karnal

<sup>1</sup> The authenbury of this Stamp certificate should be ventiled at 'www.shollestamp.com' or using e-Stamp Minters upon the Arry discrepancy in the details on thin Continent and as available on the website / Mobile App renders if any and 2. The onus of discoung the tegitimacy is on the users of the certificate.
3 In case of any discrepancy please inform the Competent Authority.

- I, Rudra Khurana, Duly authorized by the promoter of the proposed project 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 project is proposed
- 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 30/08/2025.
- 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.

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 karnal, Taraori on this 22nd day of December 2023

Deponent

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