



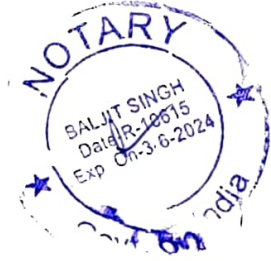
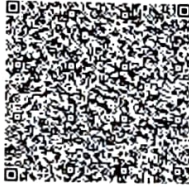
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL97615752560824V
Certificate Issued Date : 17-Nov-2023 02:01 PM
Account Reference : IMPACC (IV)/ dl925903/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL92590360209639597831V
Purchased by : REGARDS DEVELOPERS PRIVATE LIMITED
Description of Document : Article Undertaking
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : REGARDS DEVELOPERS PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : REGARDS DEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



For Regards Developers Pvt. Ltd.

Director/Authorised Signatory

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)]

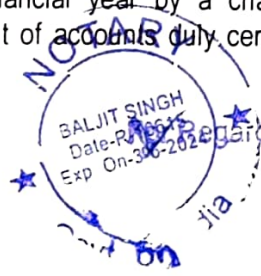
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ravinder Taneja, duly authorized by the promoter of the proposed project namely "ANANDAM", Situated at Village Nangle Kalan, Sector-63, Tehsil Rai & District Sonapat, Haryana;

I, Ravinder Taneja, Authorized Signatory of **M/s. REGARDS DEVELOPERS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at Mahindra Towers, 2A, Bhikaji Cama Place 2nd Floor, New Delhi-110066. (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Company/ 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 14.11.2028.
4. 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 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



[Signature]
Director/Authorised Signatory
M/s. REGARDS DEVELOPERS PVT. LTD.

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.

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 there under.
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 Regards Developers Pvt. Ltd.


Deponent
Director/Authorized Signatory


Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Delhi on this 17th day of November 2023.



ATTESTED

NOTARY PUBLIC

For Regards Developers Pvt. Ltd.

Deponent
Director/Authorized Signatory

18 NOV 2023