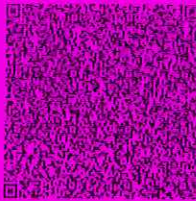




Chandigarh Administration

e-Stamp

Certificate No.	: IN-CH45851909398902V
Certificate Issued Date	: 31-Oct-2023 04:07 PM
Certificate Issued By	: chshvchnu
Account Reference	: NEWIMPACC (GV)/ chspicg07/ E-SAMPARK SEC-07/ CH-CH
Unique Doc. Reference	: SUBIN-CHCHSPICG0789959092654132V
Purchased by	: SOHAN
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DLF HOMES PANCHKULA PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: DLF HOMES PANCHKULA PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 20 (Twenty only)



03 NOV 2023

FORM 'REP-II'

Plea **See rule 3(3)** bw this line



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

Affidavit cum Declaration

For DLF Homes Panchkula Pvt. Ltd.

Loenik Sharma
Authorized Signatory

IRID 0004451467

Page 1 of 3

We, Rohit Sharma and Sandeepa Trehan, Authorized Signatory(ies) of DLF Homes Panchkula Private Limited, a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at 2nd Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, National Highway-8, Gurugram-122002 (hereinafter referred to as "Promoters") duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That M/s DLF Homes Panchkula Private Limited has a legal title to the land on which the development of the proposed project is to be carried out.

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.

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(s) 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 and such owner and copies of title and developments reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31st October 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 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 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 thereunder.

For DLF Homes Panchkula Pvt. Ltd.

Rohit

Sharma

Sandeepa
Authorized Signatory



03 NOV 2023

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

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 Panchkula on this 01 day of November, 2023.

For DLF Homes Panchkula Pvt. Ltd.
Harik
Sharma
Deponents
Authorized Signatory

For DLF Homes Panchkula Pvt. Ltd.
Harik
Sharma
Deponents
Authorized Signatory



03 NOV 2023

ATTESTED
[Signature]
APS CHAHAL NO. 11451
NOTARY, PANCHKULA
03 NOV 2023