

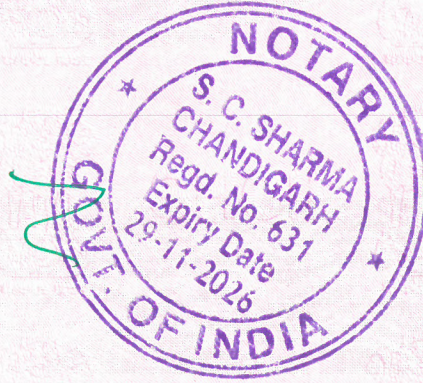
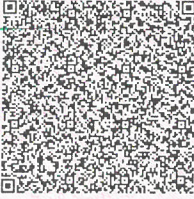


सत्यमेव जयते

INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

Certificate No. : IN-CH42743339589278V
Certificate Issued Date : 01-Jun-2023 06:12 PM
Certificate Issued By : chnitkapi
Account Reference : IMPACC (GV)/ chimpsp07/ E-SAMPARK SEC-07/ CH-CH
Unique Doc. Reference : SUBIN-CHCHIMPSP0784153379992477V
Purchased by : PARMOD KUMAR
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : UTTIRNA INFRAPROJECTS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : UTTIRNA INFRAPROJECTS PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



-----Please write or type below this line-----

Form - REP-II
[See rule 3(3)]

For Uttirna Infraprojects Pvt. Ltd.

Director/Authorised Signatory

JD 0032529436

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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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

Affidavit-cum-Declaration

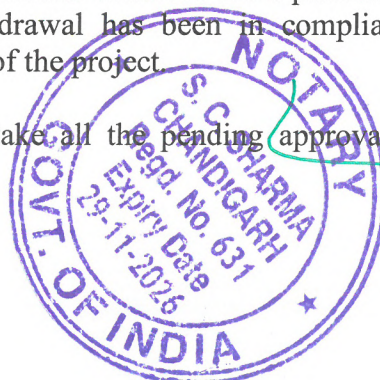
Affidavit cum Declaration of Mr. Praveen Arora, Authorized Signatory of M/s Uttirna Infraprojects Private Limited, which is developing a Plotted colony under NILP Policy namely "M3M City of Dreams II" over an area measuring 219.142 out of total licenced area of 251.90 Acres falling in Sector-36,37,38 and 39, Panipat, Haryana under License No. 257 of 2023 dated 29.11.2023.

I, Praveen Arora, Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state 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 has an encumbrance in favour of UCO Bank amounting to 31.08 Crores in the form of third party FDR, in favour of Indiabulls Commercial Credit Limited and Indiabulls Housing Finance Limited amounting to 1300 Crores for project development.
3. That the time period within which the project shall be completed by the promoter is 30.09.2031.
4. That seventy percent of the amounts realized by the 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 amount 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.

For Uttirna Infraprojects Pvt. Ltd.

Director/Authorised Signatory



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, on any grounds.

For Uttirna Infraprojects Pvt. Ltd.

Director/Authorised Signatory

Deponent

Verification

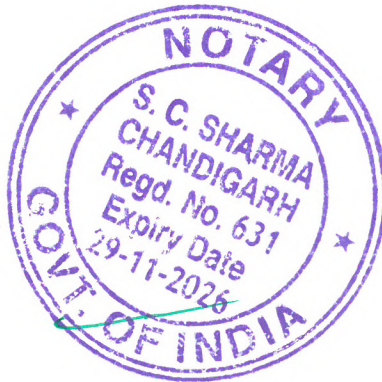
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 30th of November, 2023.

For Uttirna Infraprojects Pvt. Ltd.

Director/Authorised Signatory

Deponent



Attested As Identified

NOTARY GOVT OF INDIA
CHANDIGARH

30 NOV 2023