



सत्यमेव जयते

## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

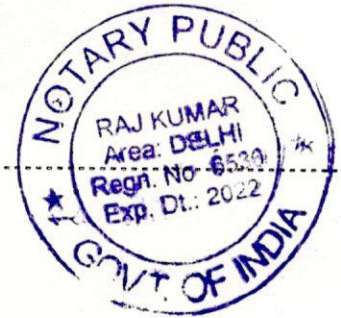
#### e-Stamp

Certificate No. : IN-DL16516153808948T  
Certificate Issued Date : 28-Aug-2021 03:42 PM  
Account Reference : IMPACC (IV)/ dl897803/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL DL89780329780923019347T  
Purchased by : KLJ REALTECH PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : KLJ REALTECH PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : KLJ REALTECH PVT LTD  
Stamp Duty Amount(Rs.) : 50  
(Fifty only)



.....Please write or type below this line.....

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



Affidavit cum Declaration of Mr. PRIYA RANJAN on behalf of the promoter of the project duly authorized by the promoter of the project, namely KLJ SQUARE, located at Village Shikohpur, Sector-83, Tehsil Manesar, District Gurgaon, Haryana for which Director, Town & Country Planning, Haryana has issued Licence No. 48 of 2008 dated 14.03.2008 for development of commercial colony to the promoter, vide its authorization dated 02-09-2019;

I, Priya Ranjan, duly authorized by the promoter of the project, KLJ Realtech Private Limited, a company duly incorporated under the provisions of the Companies Act, 1956

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of State 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.

28 AUG 2021

*Priya Ranjan*

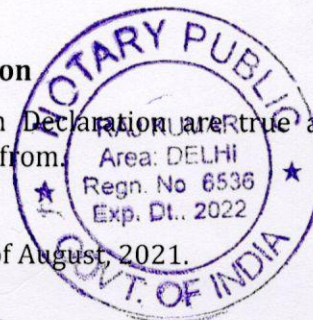
having its registered office at KLJ House, 5<sup>th</sup> Floor, 8A Shivaji Marg, Najafgarh Road, New Delhi-110015, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is being carried out.
2. That the said land is having the following encumbrances:  
*The said land has been mortgaged to Punjab National Bank, E-Block, Connaught Place, New Delhi-110001 and Kotak Mahindra Bank Limited, Kotak Aerocity, 2<sup>nd</sup> Floor, Asset Area 9, IBIS Commercial Block, New Delhi-110037 to avail project finance.*
3. That the time period within which the project shall be completed by promoter is 30.06.2024.
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.

*Pooja Rayari*  
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 New Delhi on this the 28<sup>th</sup> day of August, 2021.

*Pooja Rayari*  
Deponent

**SIG. ATTESTED**

NOTARY PUBLIC, DELHI

**28 AUG 2021**