

## INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

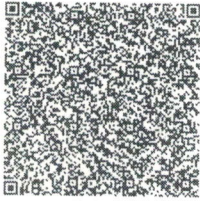
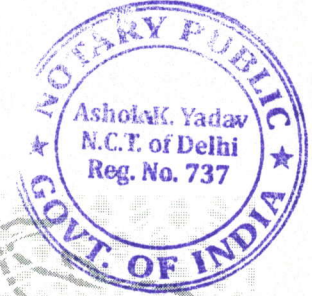
₹100

e-Stamp

Certificate No. : IN-DL27869669000284W  
 Certificate Issued Date : 15-Jan-2024 03:02 PM  
 Account Reference : IMPACC (IV)/dl804703/ DELHI/ DL-DLH  
 Unique Doc. Reference : SUBIN-DL80470318449816979615W  
 Purchased by : MANDEEP SINGH OBEROI  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : MANDEEP SINGH OBEROI  
 Second Party : Not Applicable  
 Stamp Duty Paid By : MANDEEP SINGH OBEROI  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)

₹100 ₹100 ₹100 ₹100

सत्यमेव जयते



₹100

Please write or type below this line IN-DL27869669000284W

For PURI CONSTRUCTIONS PVT. LTD.

  
 Ashok K. Yadav

## 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**

For PURI CONSTRUCTIONS PVT. LTD.

*Ashok K. Yadav*

*Ashok K. Yadav*  
Authorised Signatory

## Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mandeep Singh Oberoi, promoter Puri Construction Pvt. Ltd., having its registered office at 4-7GF, Tolstoy Marg, Tolstoy House, New Delhi-110001, duly authorized by the promoter of the project- Puri The Aravallis, Sector-61 Gurugram, vide its/his/their authorization;

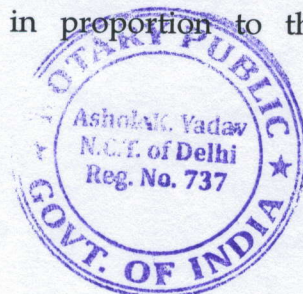
I, Mandeep Singh Oberoi Director, Puri Construction Pvt. Ltd., having its registered office at 4-7GF, Tolstoy Marg, Tolstoy House, New Delhi-110001, duly authorized by the promoter of the project- Puri The Aravallis, Sector-61 Gurugram, do hereby solemnly declare, undertake and state as under:

1. That Natureville Promoters Pvt Ltd. has a legal title to the land of Phase-B, at the time of issuance of license, on which the development of the proposed project-Diplomatic Residences is to be carried out. Further the said land owner / landowning company is associate/subsidiary company of Promoter-Puri Construction Pvt. Ltd. has entered into a collaboration agreement dt. 13.05.2010 and subsequently a duly registered agreement between the two companies vide Regn. No. 10542 dated 26/07/2012 [rectified vide Rectification Deed bearing Regn No. 9397 dt. 08/11/2023] and License No. 87 of 2012 has been granted for development of a Group Housing Project over land situated in Sector 111, Village Chauma, Gurugram.
2. That the said land is free from all encumbrances.
3. The promoter shall apply and obtain Occupation Certificate for the said project on or before 31<sup>st</sup> March, 2031.

The promoter shall apply and obtain Completion Certificate for the said project on or before 31<sup>st</sup> March, 2032.

4. That seventy per cent of the amounts realised by the promoter for the real estate project Puri Diplomatic Residences from the Allottees, from time to time, shall be deposited in a separate account (Puri Construction Pvt. Ltd. A/c Diplomatic Residences Master A/c) bearing account number 10220210005446 being maintained in a scheduled bank i.e. UCO Bank, Rajendra Place Branch, 30/29 East Patel Nagar, New Delhi - 110008, to cover the cost of construction and the land cost and statutory charges 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.

*Mandeep Singh Oberoi*



Authorised Signatory

For Puri CONSTRUCTIONS PVT. LTD.

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 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. The promoter shall also get the License No. 87 of 2012 and 55 of 2010 renewed from time to time by making application with the DTCP or any competent authority prior to the expiry of the license.
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.

*Abhishek*

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 12<sup>th</sup> January, 2024.

*Abhishek*

DEPONENT

TESTED



NOTARY PUBLIC  
GOVT. OF INDIA

15 JAN 2024

For PURI CONSTRUCTIONS PVT. LTD.

*[Signature]*  
Authorised Signatory