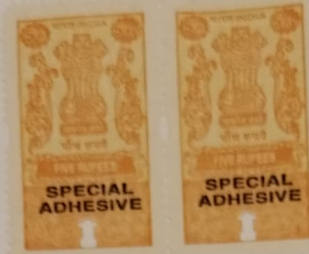


SIGNATURE BUILDERS PVT LTD



17429

Sl. No.
Amount	10
Purpose	AFF
05 FEB 2024	
NAVEEN KUMAR STAMP VENDOR Gurugram (Haryana)	

FORM 'REP-II'

[See rule 3(3)]

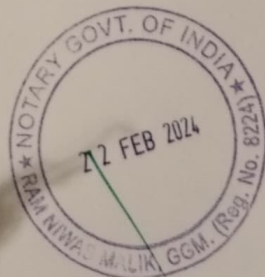
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

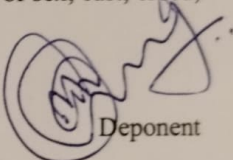
Affidavit cum Declaration of M/s Signature Builders Private Limited having its office at Unit No. 1309, 13th Floor Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi 110001 of the Proposed Affordable Group Housing Colony "Orchard Avenue -3" by Mr. Ravi Aggarwal, Mr. Sanjay Kumar Varshney, Mr. Manish Garg & Mr. Anurag Srivastava, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 07th April, 2022.

We, M/s Signature Builders Private Limited do hereby solemnly declare, undertake and state as under:

1. That M/s Signature Builders Private Limited has a legal title to the land admeasuring 1.6625 Acres on which the construction 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 construction of the real estate project is enclosed herewith.
2. There is no encumbrance on the project land.
3. That the promoter Shall obtain Occupancy Certificate (OC) on or before 30/04/2028 and Completion Certificate (CC) on or before 31/07/2028
4. That the time period within which the project shall be completed by promoter is 31/07/2028.
5. 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Signature Builders Private Limited in proportion to the percentage of completion of the project.



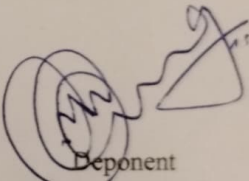
7. That the amounts from the separate account shall be withdrawn M/s Signature Builders Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
8. That M/s Signature Builders Private Limited 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.
9. That M/s Signature Builders Private Limited shall take all the pending approvals on time, from the competent authorities.
10. That M/s Signature Builders Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. That M/ Signature Builders Private Limited 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.

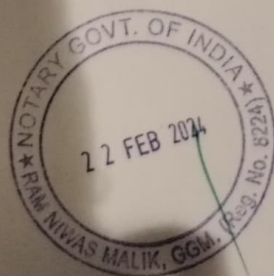

Deponent

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 Gurugram on 21st day of February, 2024


Deponent



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA