



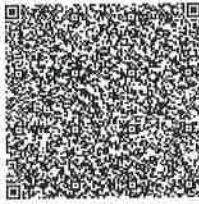
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL25234314086058W
Certificate Issued Date : 26-Jul-2024 12:58 PM
Account Reference : IMPACC (IV)/ dl777003/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL77700304454320418648W
Purchased by : SPLENDOR LANDBASE LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SPLENDOR LANDBASE LTD
Second Party : Not Applicable
Stamp Duty Paid By : SPLENDOR LANDBASE LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

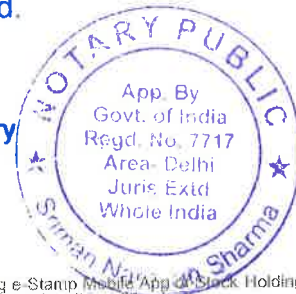
FORM REP-II

[See rule 3(3)]

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

For Splendor Landbase Ltd.

Authorised Signatory



Statutory Alert:

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Narendra Bhatia, Authorised Signatory, Splendor Landbase Ltd., Unit No. 501-511, Splendor Forum, Fifth Floor, Plot No. 3, Jasola District Centre, New Delhi – 110025, promoter / developer of the Group Housing Project being set up by the promoter / developer under name & style 'Splendor Grande – Phase 2' at Sector - 19, Panipat, Haryana, authorized by the promoter, vide its Board Resolution dated 06.05.2024.

We, Splendor Landbase Ltd., promoter / developer of the above project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has legal title to the land on which the development of the project is going on / proposed.
2. That the said land of the project is mortgaged with IDBI TRUSTEESHIP SERVICES LIMITED (IDBI) in terms of Debenture Trust Deed dated 29th October 2021 executed between the Company, IDBI and SWAMIH Investment Fund I, to part finance the construction of the entire project. However, No Objection Certificate (NOC) for the registration of Phase 2 of the said Project has been granted to the Company by SWAMIH Investment Fund I through IDBI, the Debenture Trustee vide Letter dated 07.05.2024 bearing Ref. No. 1157-A/ITSL/OPR/2024-25.
3. That the time period within which Phase – 2 of the Said Project, in which the Promoter is constructing four high rise towers (Tower A1, A2, A4 and B2) and sixteen low rise towers, comprising Blocks A to G, required basement, common planned area, green area, car parking with all the essential basic services with all external, internal services, shall be completed by the promoter is 30th June 2029.
4. That seventy per cent of the amounts realised 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.



For Splendor Landbase Ltd.


Authorised Signatory

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 available 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.

For Splendor Landbase Ltd.


Deponent
Authorised Signatory

Verification

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

For Splendor Landbase Ltd.


Authorised Signatory
Deponent

Verified by me at New Delhi on this 31st day of July 2024



ATTESTED

Notary Public
(INDIA)
31 JUL 2024