



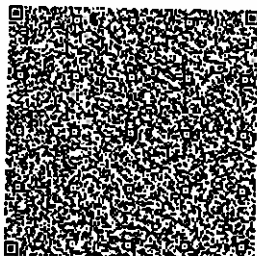
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL00593572984218P
Certificate Issued Date : 04-Jul-2017 04:46 PM
Account Reference : IMPACC (IV)/ dl773803/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL77380302245883558000P
Purchased by : CHD DEVELOPERS LTD
Description of Document : Article 4 Declaration
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : CHD DEVELOPERS LTD
Second Party : Not Applicable
Stamp Duty Paid By : CHD DEVELOPERS LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



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 CHD Developers Limited through Mr. Gaurav Mittal promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its Board Resolution dated 30.05.2017.

I, Gaurav Mittal promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shroestamp.com". Any discrepancy in the details of this Certificate should be reported to the Competent Authority.
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.



1. That I/promoter have a legal tile to the land measuring 66 Kanal 19 Marla, situated at Village Uchana, Sector-45, Tehsil and District- Karnal, Haryana, on which the development of the project is proposed and Mr. Narinder Singh S/o Sh. Ram Chander ("Owner") is the absolute and law full owner of land measuring 28 Kanal 06 Marla, situated at Village Uchana, Sector-45, Tehsil and District- Karnal, Haryana. The Owner and Promoter have entered into a Collaboration Agreement dated 13.07.2012 registered as document no. 3141, vol. 1, jild no. 577, page no. 182 dated 13.07.2012 and Supplementary Agreement dated 31.03.2017, registered as documents no. 9191, vol. 1, jild no. 563, page no. 112; both registered at the office of the Sub-Registrar, Karnal, for, *inter-alia*, development of said land (28 Kanal 06 Marla) as residential plotted colony. Thus, the Promoter is owner is possession of the total land measuring (11.906 Acres) 95 Kanal 05 Marla ("Said Land"). A legally valid authentication of title of such land along with an authenticated copy of the said Collaboration Agreement dated 13.07.2012 and Supplementary Agreement dated 31.03.2017 between Owner and Promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 14.05.2022
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allotees, 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.

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.



x  

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.



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 _____ on this ____ day of _____.



Deponent



ATTESTED

NOTARY PUBLIC
9/2/10