



सत्यमेव जयते

INDIA NON JUDICIAL

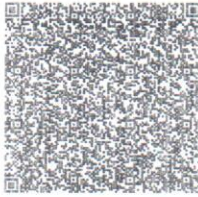
Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL61153271468220W
 Certificate Issued Date : 25-Sep-2024 11:41 AM
 Account Reference : IMPACC (IV)/ d1931303/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL98130372955410072537W
 Purchased by : CELLULAR CONSULTANTS PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : CELLULAR CONSULTANTS PRIVATE LIMITED
 Second Party : HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA
 Stamp Duty Paid By : CELLULAR CONSULTANTS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

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₹100

Please write or type below this line

IN-DL61153271468220W

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 Mr. Rahul Bansal S/o Shri Purushotam Dass Bansal Authorized Signatory of M/s Cellular Consultants Private Limited who is developing an Affordable Plotted Colony under DDJAY namely the project "South City -2" over an area measuring 10.68125 Acres falling in Sector-37, Jhajjar, Harayana under License No. 98 of 2024 Dated 25.07.2024.

Rahul Bansal

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.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.

I, Mr. Rahul Bansal S/o Shri Purushotam Dass Bansal Authorized Signatory of the company & duly authorized for the proposed project do hereby solemnly declare, undertake and state as under:

1. That the company has a legal title to the land through Collaboration agreement and Power of attorney on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by company is 24.07.2029.
4. That seventy per cent of the amounts realized by company 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 company in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the company 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 I on behalf of the company 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 company shall take all the pending approvals on time, from the competent authorities.
9. That the company has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That the company shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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 Jhajjar on this 26th day of September, 2024.

M/s. Cellular Consultants Private Limited


Deponent

Director/Authorised Signatory

M/s. Cellular Consultants Private Limited



Director/Authorised Signatory
Deponent