

# INDIA NON JUDICIAL

# **Government of National Capital Territory of Delhi**

### e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

**Property Description** 

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL54322479312969W

13-Sep-2024 04:18 PM

: IMPACC (IV)/ dl853503/ DELHI/ DL-DLH

SUBIN-DLDL85350360320300775145W

TRUE VILLAS DEVELOPERS PVT LTD

Article 4 Affidavit

Not Applicable

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(Zero)

: TRUE VILLAS DEVELOPERS PVT LTD

· Not Applicable

: TRUE VILLAS DEVELOPERS PVT LTD

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(Tén 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

# Affidavit cum Declaration

Affidavit cum Declaration of M/s True Villas Developers Private Limited, promoter of the proposed project through Mr. Aditya Garg duly authorized vide authorization dated 18.07.2024;

The Promoter, M/s True Villas Developers Private Limited having its registered office at J-221, Sarita Vihar, New Delhi-110076, is developing Commercial Plotted Colony Project called "FORTEASIA TIMES FOR TRUE VILLAS DEVELOPERS PVT. LTD.

Ae 14 4 4 Director/Authorized Signatory

## Statutory Alert:

- 1. The authenticity of this Stamp certificate should be verified an www.sndlestamp.com' or using e-Stamp Mobile App of Stock 1.

  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.

**SQUARE"** situated at Village- Kasar, Sector-3B, Bahadurgarh, Jhajjar, Haryana under License No. 88 of 2024 dated 17.07.2024.

I, Aditya Garg S/o Sh. Brij Bhushan Garg duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1. That promoter has a legal title to the land on which the development of the project is proposed a legal valid authentication of title of such land along with the authenticated copy of the title deed are enclosed herewith.
- 2. That the said land free from all encumbrances.
- 3. That the time period within which the project shall be completed by promoter is 16.07.2029.
- 4. That seventy per cent of the amounts realised 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.
- 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 documents as have been prescribed by the Act and the rules and regulations made there under.
- 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, creed, religion etc. S PVT. LTD.

Director/Authorized Signatory

#### Verification

The contents of my abo	ove Affidavit cum De	eclaration are true a	and correct a	nd nothing material has
been concealed by me there from.				For TRUE VILLAS DEVELOPERS PVT. LTD
Verified by me at	on this	day of		FOI THOE VIELNO BETTEEN THE

ATTESTED NOTARY PUBLIC

1 4 SEP 2024

RAMZAN AHMAD
ANSARI

Rega. No. 16940
30-01-2025

Authorized Signator