



सत्यमेव जयते

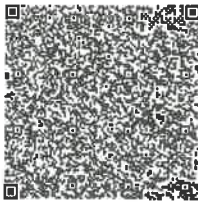
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹10

e-Stamp

**Certificate No.** : IN-DL49715791935190W  
**Certificate Issued Date** : 06-Sep-2024 10:57 AM  
**Account Reference** : IMPACC (IV) dl828003/ DELHI/ DL-DLH  
**Unique Doc. Reference** : SUBIN-DL82800352136452691375W  
**Purchased by** : SOLUTREAN BUILDING TECHNOLOGIES PVT LTD  
**Description of Document** : Article 4 Affidavit  
**Property Description** : Not Applicable  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : SOLUTREAN BUILDING TECHNOLOGIES PVT LTD  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : SOLUTREAN BUILDING TECHNOLOGIES PVT LTD  
**Stamp Duty Amount(Rs.)** : 10  
 (Ten only)



Please write or type below this line

IN-DL49715791935190W

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Director Mr. Sandeep Sahni duly authorized by the promoter "M/s Solutrean Building Technologies Private Limited" of the proposed project "Gateway Plaza 95", vide its authorization dated 24.06.2024;

*(Signature)*

*(Signature)*

09 OCT 2024

**Statutory Alert:**

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

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SOLUTREAN BUILDING TECHNOLOGIES PVT LTD SOLUTREAN BUILDING TECHNOLOGIES PVT LTD SOLUTREAN BUILDING TECHNOLOGIES PVT LTD SOLUTREAN BUILDING TECHNOLOGIES PVT LTD SOLUTREAN BUILDING TECHNOLOGIES PVT LTD

I, Sandeep Sahni, duly authorized by the promoter "M/s Solutrean Building Technologies Private Limited" of the proposed project "Gateway Plaza 95" do hereby solemnly declare, undertake, and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the Promoter has taken a Loan from M/s ADITYA BIRLA FINANCE LIMITED amounting to Rs. 27,00,00,000/- (Rupees Twenty-Seven Crores Only) and against that First Charge on Project land is of M/s Aditya Birla Finance Limited. The Promoter undertakes to satisfy the Loan before the conveyance registration of particulars Units of the Allottee.
3. That the time period within which the project shall be completed by the promoter is 3 Years i.e., by 09.09.2027.
4. That seventy percent of the amounts realized 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.
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 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, caste, 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 Delhi on this 09<sup>th</sup> day of October 2024.



ATTESTATION  
R. K. GUPTA  
Notary Public  
Govt. of India



DEPONENT

09 OCT 2024