

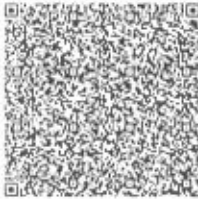


## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

Certificate No. : IN-DL32888743491492W  
Certificate Issued Date : 08-Aug-2024 01:07 PM  
Account Reference : IMPACC (IV)/ dl873603/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL87360319028469094764W  
Purchased by : RAJDARBAR BUILDERS PRIVATE LIMITED  
Description of Document : Article 34 Indemnity Bond  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : RAJDARBAR BUILDERS PRIVATE LIMITED  
Second Party : Not Applicable  
Stamp Duty Paid By : RAJDARBAR BUILDERS PRIVATE LIMITED  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



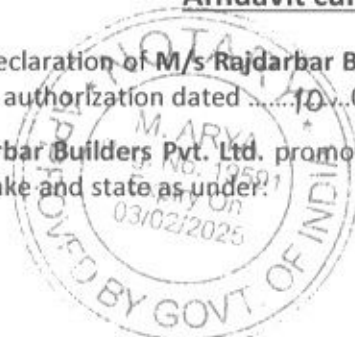
Please write or type below this line

#### FORM 'REP-II' [See rule 3(3)]

#### Affidavit cum Declaration

Affidavit cum Declaration of M/s Rajdarbar Builders Pvt. Ltd., who promoter of the proposed project wide his authorization dated .....10.....01.2025.

We, M/s Rajdarbar Builders Pvt. Ltd. promoter of the proposed project, do hereby solemnly declare, undertake and state as under:



*f m*

#### Statutory Alert:

The authenticity of the Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. The responsibility of checking the legitimacy is on the users of the certificate. In case of any discrepancy please inform the Competent Authority.

RAJDARBAR BUILDERS PRIVATE LIMITED RAJDARBAR BUILDERS PRIVATE LIMITED RAJDARBAR BUILDERS PRIVATE LIMITED RAJDARBAR BUILDERS PRIVATE LIMITED RAJDARBAR BUILDERS PRIVATE LIMITED

1. That promoter has a legal title to the land 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 promoter is 31.03.2027.
4. That 70% of the amounts realized 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 **M/s Rajdarbar Builders Pvt. Ltd.** 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 **M/s Rajdarbar Builders Pvt. Ltd.** 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 **M/s Rajdarbar Builders Pvt. Ltd.** shall take all the pending approvals on time, from the competent authorities.
9. That **M/s Rajdarbar Builders Pvt. Ltd.** have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That **M/s Rajdarbar Builders Pvt. Ltd.** 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 on .....10.01.2025



**ATTESTED**  
  
**NOTARY PUBLIC**

  
Deponent

10 JAN 2025