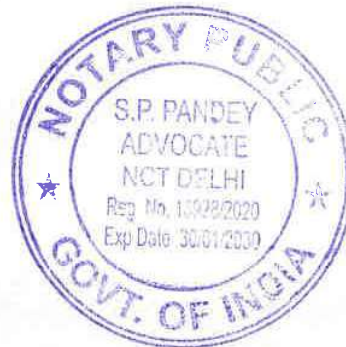


**Government of National Capital Territory of Delhi**

Certificate No.	: IN-DL29168361206102X
Certificate Issued Date	: 03-Feb-2025 12:35 PM
Account Reference	: IMPACC (IV)/ dl1069303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL106930302603406415807X
Purchased by	: FIDATOCITY HOMES PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: FIDATOCITY HOMES PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: FIDATOCITY HOMES PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line



For Fidatocity Homes Pvt. Ltd.

Director/Authorised Signatory

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.

**FORM 'REP-II'**

[See rule 3(3)]

**Affidavit cum Declaration**

Affidavit cum Declaration of Amit Kumar Sharma S/o Mr Chandra Shekhar Sharma R/o 25/92, Gandhi Nagar, Agra Uttar Pradesh 282003 duly authorized by the promoter Fidatocity Homes Pvt. Ltd. having its registered office at D-800, New Friends Colony, New Delhi -110025 engaged in the proposed Residential Group Housing Project-"SKY PALAZZOS ", situated at Revenue Estate of Village Harsaru, Sector-88B, Gurugram Manesar Complex, Gurugram, Haryana (Licenses No. 130 of 2024), vide its/his/their authorization dated 31/01/2025.

I, Amit Kumar Sharma duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

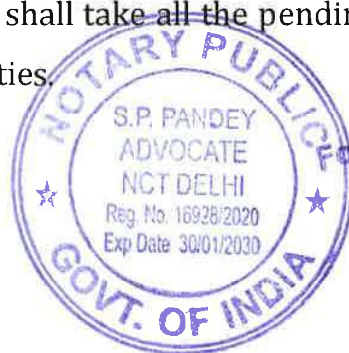
1. That Confirming Parties Fidatocity Homes Pvt. Ltd., Baljeet Yadav, Dinesh Yadav, Mahesh S/o Mr Harpal Yadav, Mahipal S/o Jagmal and Dushyant Yadav S/o Satyapal have a legal title to the land on which the development of the project is proposed. Baljeet Yadav, Dinesh Yadav, Mahesh S/o Mr Harpal Yadav, Mahipal S/o Jagmal and Dushyant Yadav S/o Satyapal have executed/registered Collaboration Agreements with Fidatocity Homes Pvt. Ltd. bearing No. 10899 dated 23/02/2024 & 11034 dated 29/02/2024 and rectification deeds bearing no. 3997 dated 14/06/2024 & 3993 dated 14/06/2024 in the office of Sub Registrar, Harsaru. Total licensed Area is 10.8438 Acres (License No. 130 of 2024 dated 24/10/2024), Out of that Phase-I and III (Proposed project) is developing in Area Admeasuring 5.65416 Acres Land.



For Fidatocity Homes Pvt. Ltd.  
Director/Authorised Signatory

*[Signature]*

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me/promoter] is on or before 30/06/2032, Occupancy Certificate will receive on or before 30/09/2032 and completion certificate will be received on or before 31/12/2032.
4. That seventy per cent of the amounts realized by [me/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 [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/ 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 [I/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.



*Akshay*  
Director/Authorised Signatory  
Fidelity Homes Pvt. Ltd.

9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/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.

For Fidatocity Homes Pvt. Ltd.

*AK Seena*  
Director/Authorised Signatory

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 New Delhi on this 03/02/2025.

For Fidatocity Homes Pvt. Ltd.

*AK Seena*  
Director/Authorised Signatory

Deponent



ATTESTED  
*[Signature]*  
NOTARY PUBLIC  
DELHI (INDIA)  
03 FEB 2025