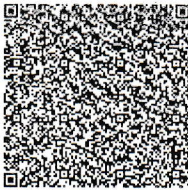
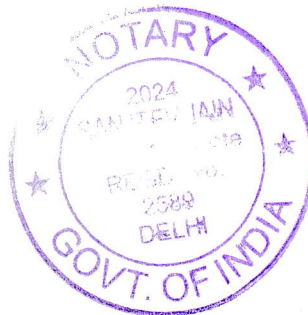
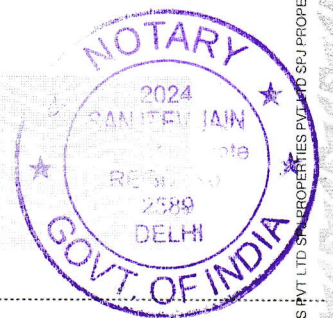


Government of National Capital Territory of Delhi

Certificate No.	: IN-DL03057440900854W
Certificate Issued Date	: 16-Dec-2024 12:44 PM
Account Reference	: IMPACC (IV)/ dl897403/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL89740352657157990827W
Purchased by	: SPJ PROPERTIES PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SPJ PROPERTIES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SPJ PROPERTIES PVT LTD
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



Please write or type below this line



For SPJ PROPERTIES PVT. LTD.
Authorised Sign./Director

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

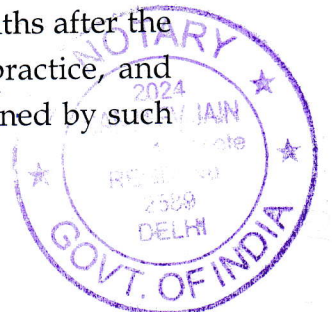
Affidavit cum Declaration of **Mr. Hitesh Garg** duly authorized by the **SPJ Properties Private Limited** (promoter) of the proposed commercial colony project "**Vedatam**" vide its authorization through Board Resolution dated 24.08.2024.

I, Hitesh Garg duly authorized by the promoter of the proposed commercial colony project **VEDATAM** 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed and Occupation Certificate shall be obtained by **31.12.2029** and the completion certificate of the project shall be obtained by **30.06.2030**.
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 promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by 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 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

For **SPJ PROPERTIES PVT. LTD.**


Authorised Sign./Director



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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That 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, cast, creed, religion etc.

For SPJ PROPERTIES PVT. LTD.

Deponent
Authorised Sign./Director

Verification

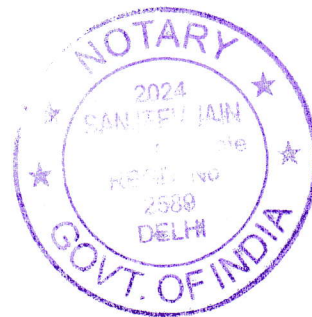
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at New Delhi on this 16th day of December 2024.

For SPJ PROPERTIES PVT. LTD.

Authorised Sign./Director

Deponent



ATTESTED

Notary Public Delhi

16 DEC 2024