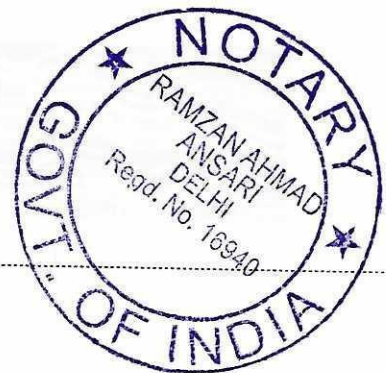


**Government of National Capital Territory of Delhi**

Certificate No.	: IN-DL28644810485763X
Certificate Issued Date	: 01-Feb-2025 01:54 PM
Account Reference	: IMPACC (IV)/ dl853503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL85350301578076135375X
Purchased by	: FORTEASIA REALTY PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: FORTEASIA REALTY PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: FORTEASIA REALTY PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten 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 Forteasia Realty Private Limited, promoter of the proposed project through Mr. Ajay Mangla duly authorized vide authorization dated 30.01.2025

For FORTEASIA REALTY PVT. LTD

Atay Marple

Director/Auth. Signatory (IES) <sup>FOI</sup>

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at '[www.shcilestamp.com](http://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.

[illegible]

The Promoter, M/s Forteasia Realty Private Limited having its registered office at J-221, Sarita Vihar, New Delhi-110076, is developing a Group Housing Project called "FORTEASIA MILLIONAIRE RESIDENCES" situated at Plot No. GH-4, Sector-30-A, Phase-II, IMT, Rohtak, Haryana under HSIIDC: RLA2024FEB05518 dated 23.02.2024.

I, Ajay Mangla S/o Prakash Chand Mangla 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 27.01.2030.
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 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 utilized 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, cast, creed, religion etc.

For FORTEASIA REALTY PVT. LTD.

*Ajay Mangla*  
Deponent  
Director/Auth. Signatory(IES)

**Verification**

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

For FORTEASIA REALTY PVT. LTD.

Verified by me at New Delhi on this 1st day of February 2025

*Ajay Mangla*  
Deponent  
Director/Auth. Signatory(IES)

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

