



सत्यमेव जयते

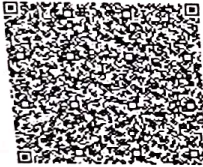
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹10

e-Stamp

Certificate No.	: IN-DL57624025508210X
Certificate Issued Date	: 26-Mar-2025 12:18 PM
Account Reference	: IMPACC (IV)/ dl852003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL85200356509886301116X
Purchased by	: ROHIT GARG
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ROHIT GARG
Second Party	: Not Applicable
Stamp Duty Paid By	: ROHIT GARG
Stamp Duty Amount(Rs.)	: 10 (Ten only)



₹10



Please write or type below this line

IN-DL57624025508210X

Form 'Rep-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rohit Garg, promoter of the proposed project, vide its/his/their authorization dated 24/03/2025 :

(Signature)

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.

I, Rohit Garg, promoter of the proposed project do hereby solemnly declare, undertake, and state as under:

1. That Mr. Kanwar Singh , Mrs. Usha and Ishan have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is up to 30th Sep. 2025.
4. That seventy percent 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.
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, 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 New Delhi on this 26th day of March, 2025 .



Deponent



SIG ATTESTED

NOTARY PUBLIC, DELHI

26 MAR 2025