



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

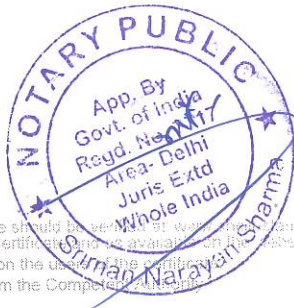
e-Stamp

Certificate No.	: IN-DL58622203677456X
Certificate Issued Date	: 27-Mar-2025 02:31 PM
Account Reference	: IMPACC (IV)/ dl777003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL77700358535751203721X
Purchased by	: GOLDEN URBAN LANDMARKS LLP
Description of Document	: Article 4 Declaration
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: GOLDEN URBAN LANDMARKS LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: GOLDEN URBAN LANDMARKS LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

**AFFIDAVIT CUM DECLARATION
FORM 'REP-11'**



Statutory Alert:

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

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 Mr. Rajesh Kushwaha S/o Shri Shiv Nath Singh Kushwaha duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17.03.2025

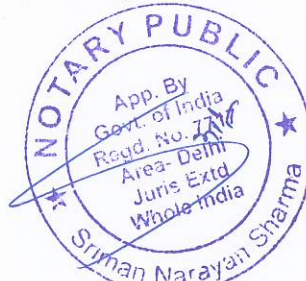
I, Rajesh Kushwaha duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for 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 promoter is 28.01.2030.
4. That seventy per cent 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 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 utilised 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 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.

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 29th March of 2025.



Depotent

ATT-TESTED

Notary Public
(INDIA)

29 MAR 2025

Depotent