



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

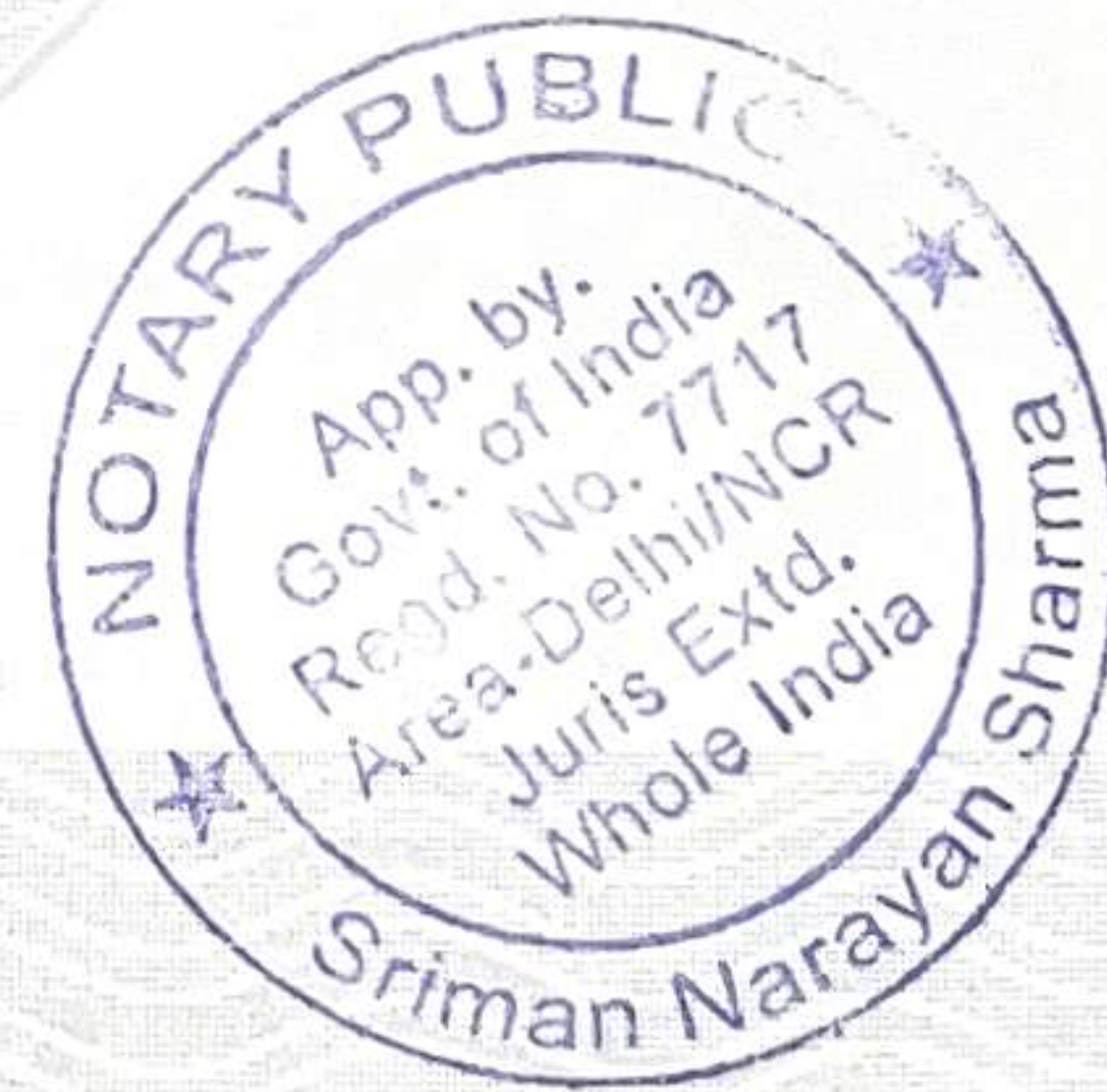
₹100

e-Stamp

₹100 ₹100 ₹100 ₹100

Certificate No. : IN-DL79983629589510X
 Certificate Issued Date : 06-May-2025 04:11 PM
 Account Reference : IMPACC (IV)/ dl963703/ DELHI/ DL-SAD
 Unique Doc. Reference : SUBIN-DL96370399139540793883X
 Purchased by : OMAXE FOREST SPA AND HILLS DEVELOPERS LTD
 Description of Document : Article 5 General Agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : OMAXE FOREST SPA AND HILLS DEVELOPERS LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : OMAXE FOREST SPA AND HILLS DEVELOPERS LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

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₹100

Please write or type below this line

IN-DL79983629589510X

FORM 'REP-II' [See rule 3(3)]

Affidavit cum Declaration of **M/s. Omaxe Forest Spa & Hills Developers Ltd.** Promoter of the proposed project, acting through its Director **Mr. Nittin Gupta**, Presently at LSC-10, Kalka ji, New Delhi -110019 duly authorized by the Promoter of the proposed project, vide its authorization dated **25-Mar-2025**.

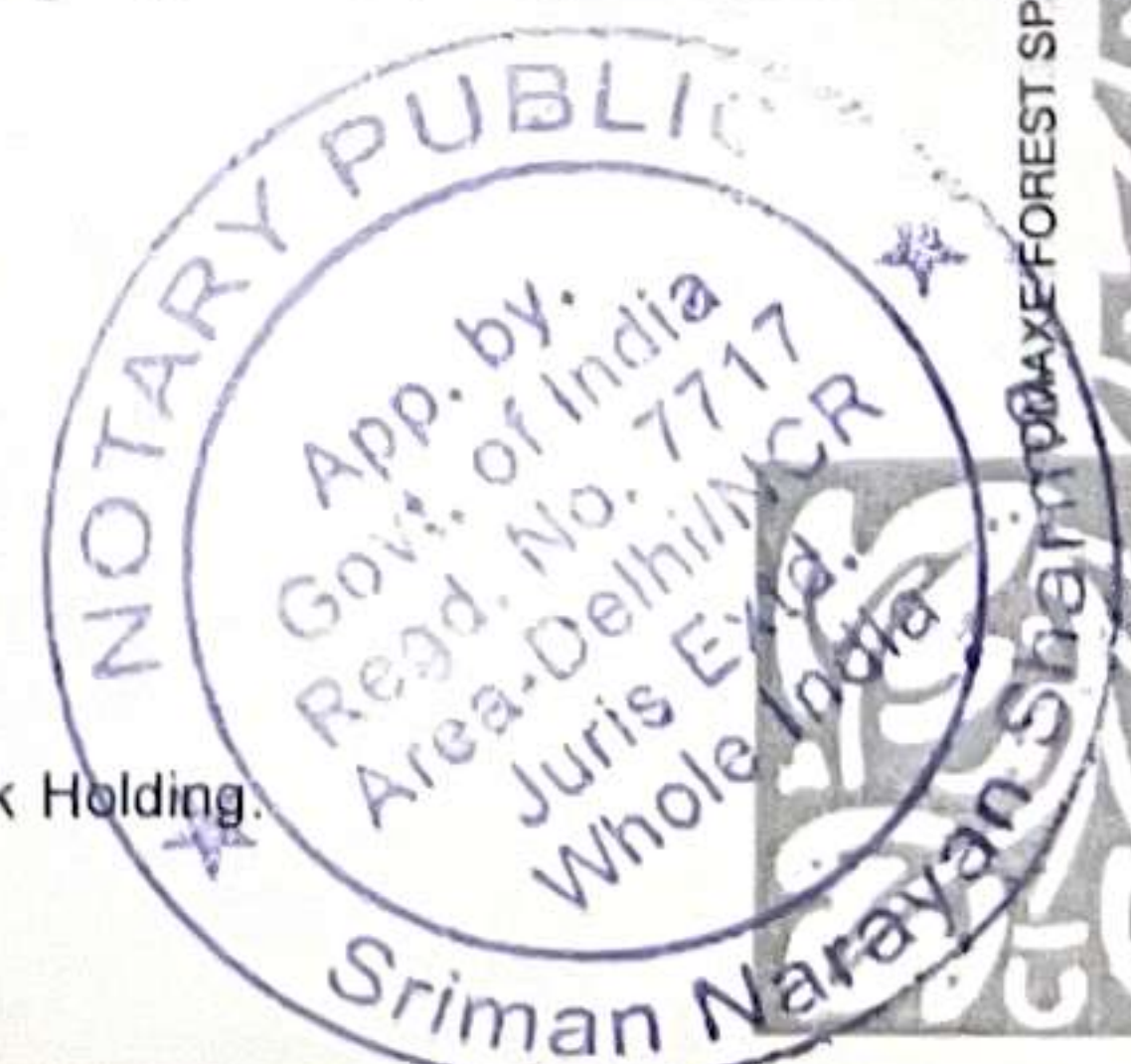
I, **Nittin Gupta**, duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the project is proposed

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.

Nittin Gupta



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed is 20/03/2030
4. That Seventy per cent of the amounts realised by the 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 [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 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.

Nitin Gupta

Deponent

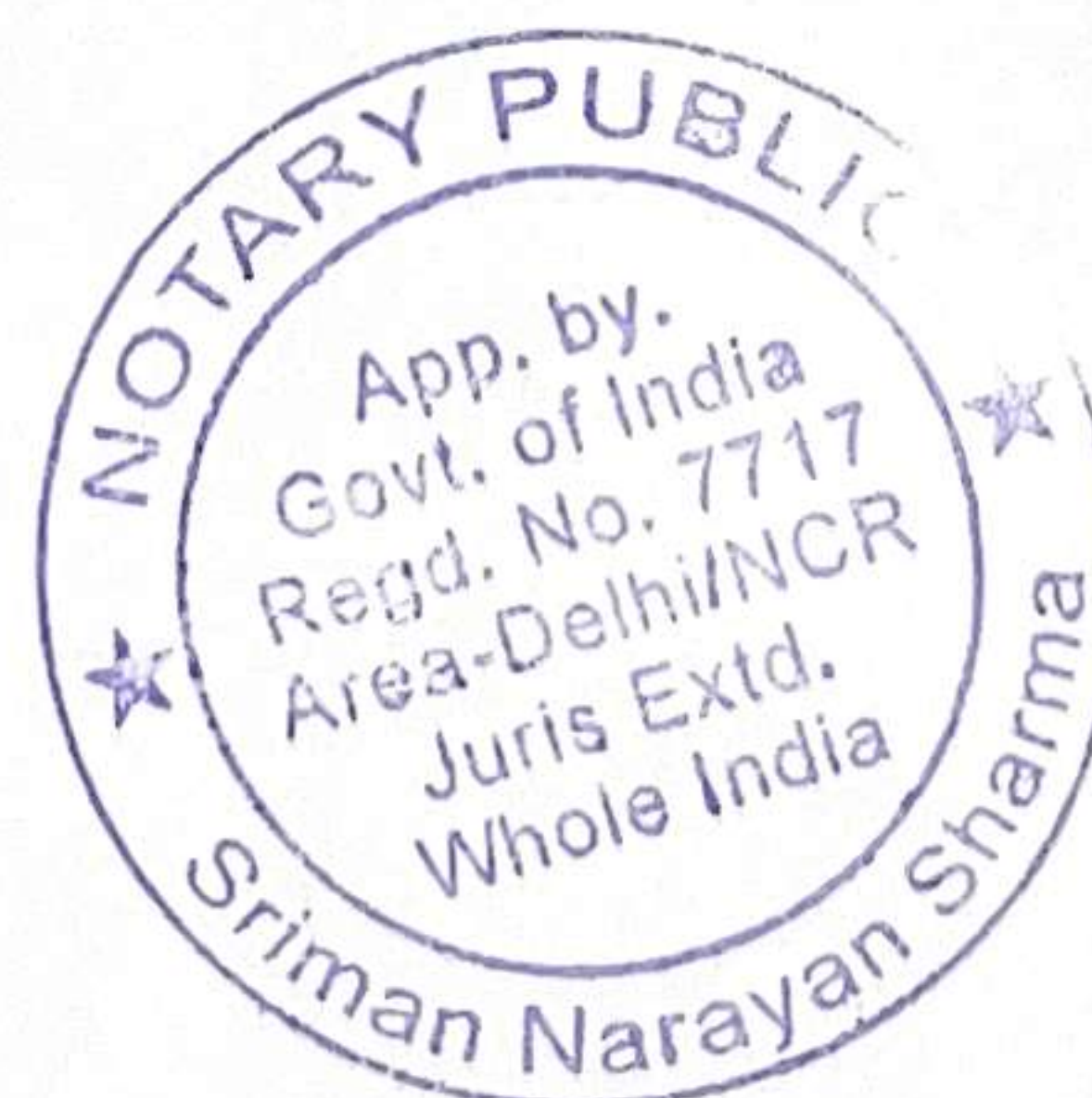
Verification

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 _____ on this _____ day of _____.

Nitin Gupta

Deponent



ATTESTED
Srman
NOTARY PUBLIC
6 MAY 2025