



**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 Signatureglobal (India) Limited having its registered office at 13th Floor Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi 110001 of the proposed project namely "Signatureglobal Spectrum Square" by Mr. Siddhartha Kapoor, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21<sup>st</sup> August 2024

We, M/s Signatureglobal (India) Limited do hereby solemnly declare, undertake and state as under:

1. That M/s Signatureglobal (India) Limited has a legal title to the land admeasuring 1.903 acres for which the Development of the project is proposed and 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 details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land is as under :

| S.No | Name of Borrower                    | Name of Lender   | Details of Facility for project | Nature of Right, Title, Interest                                   |
|------|-------------------------------------|--|---------------------------------|--|
| 1.   | M/s Signatureglobal (India) Limited | Vistra ITCL (India) Limited on the behalf Standard Chartered Capital Limited And Standard Chartered Bank | Rs. 0.00Cr                      | Mortgage on Development rights and Hypothecation on movable assets |

The Civil Suits seeking permanent injunction have been filed by one Kewal Singh and Lakhpat Singh against one Chander Shekhar Agarwal and others and by Anjali Bharadwaj and Ors. against the previous and current owner(s) of the Licensed Land and the same are pending adjudication before the Civil Court, Gurugram.





3. That the time period within which the project shall be completed and obtain Completion Certificate (CC) by promoter is 31/12/2028.
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 Development 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 M/s Signatureglobal (India) Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn M/s Signatureglobal (India) Limited 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 M/s Signatureglobal (India) Limited 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 M/s Signatureglobal (India) Limited shall take all the pending approvals on time, from the competent authorities.
9. That M/s Signatureglobal (India) Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That M/s Signatureglobal (India) Limited 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.

  
Deponent

#### Verification

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

Verified by me at Gurugram on 13<sup>th</sup> day of March 2025

  
Deponent

ATTESTED

RAM NIWAS ADVOCATE  
NOTARY, GURUGRAM (HR.) INDIA



13 MAR 2025

