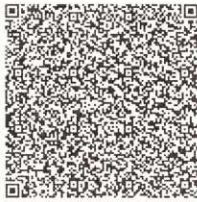


Government of National Capital Territory of Delhi

Certificate No.	: IN-DL87944948922647X
Certificate Issued Date	: 21-May-2025 04:29 PM
Account Reference	: IMPACC (IV)/ dl720803/ DELHI/ DL-WSD
Unique Doc. Reference	: SUBIN-DLDL72080315004173666421X
Purchased by	: BETTERCHOICE REALTORS PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: BETTERCHOICE REALTORS PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: BETTERCHOICE REALTORS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Lyoluf

Please write or type below this line



2 : MAY 2025

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.

100B

FORM 'REP-II'

[See rule 3(3)]

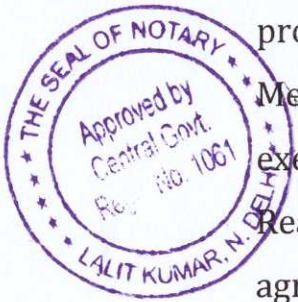
Affidavit cum Declaration



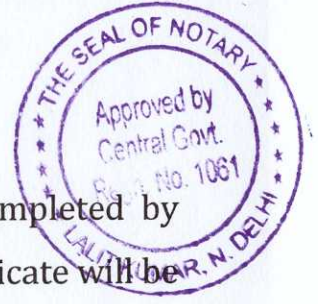
Affidavit cum Declaration of Ms Jyoti Vig C/o Rakesh Kumar Vig R/o 206, Dudhial Appts, Pitam Pura, Saraswati Vihar, North West Delhi- 110034 duly authorized by the promoter Better choice Realtors Pvt. Ltd. registered office Rectangle -1, D-4, District Centre Saket, Commercial Complex, Saket (South Delhi) New Delhi-110017 of the proposed Commercial Plotted Colony –“India WorldMart”, situated at Revenue Estate of Village Harsaru, Sector-88A, Gurugram Manesar Complex, Gurugram, Haryana (Licenses no. 100 of 2024), vide its/his/their authorization dated 01/02/2025.

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

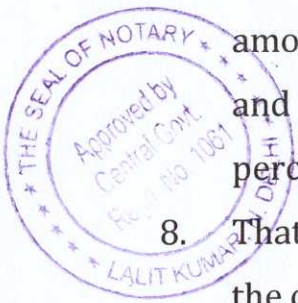
1. That Confirming Parties of proposed phase - Priya Ahluwalia (nee Mehta) D/o Pran Nath Mehta, Naina Sachdeva (Nee Mehta) D/o Pran Nath Mehta have a legal title to the land on which the development of the project/Phase is proposed. Priya Ahluwalia (nee Mehta) D/o Pran Nath Mehta, Naina Sachdeva (Nee Mehta) D/o Pran Nath Mehta have executed/registered Collaboration Agreements with Betterchoice Realtors Pvt. Ltd. bearing No. 4900 dated 09/09/2021 and addendum agreement bearing no.2764 on dated 22/06/2023 Total licensed Area is 5.5583 Acres (License No. 100 of 2024), Out of that Phase-II (Proposed project) is developing in Area Admeasuring 3.4583 Acres Land.
2. That the said land is free from all encumbrances.



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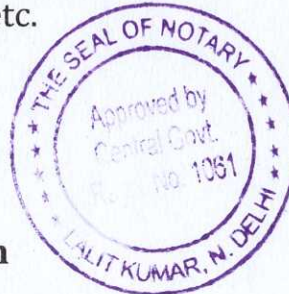
3. That the time period within which the project shall be completed by [me/promoter] is on or before 30/09/2029, completion certificate will be received on or before 31/12/2029.
4. That seventy per cent of the amounts realized by [me/promoter] for the real estate project from the Allottees, from time 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.



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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, 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 therefrom.

Verified by me at Gurugram on this 21/05/2025.



Deponent



ATTESTED

A blue ink signature of the notary public.

NOTARY PUBLIC

21 MAY 2025