



सत्यमेव जयते

INDIA NON JUDICIAL

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e-Stamp

Certificate No. : IN-DL96871658312292R
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Account Reference : IMPACC (IV)/ dl889803/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL DL88980399386806062513R
Purchased by : SAAN PROCON PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SAAN PROCON PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : SAAN PROCON PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



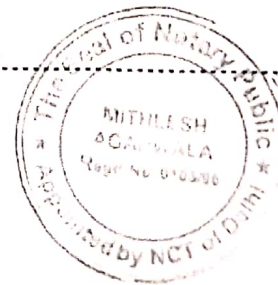
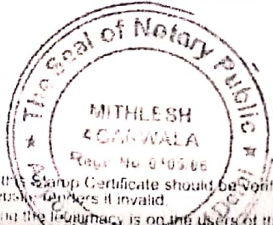
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FORM 'REP-II'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anmol Arora, duly authorized by M/s SAAN Procon Pvt. Ltd., the Promoter of the proposed Project "SAAN Verdante", Sector-95, Gurugram (Haryana), vide their authorization/Board Resolution dated 03/05/2019.

M/s Saan Procon Private Limited Cont...2



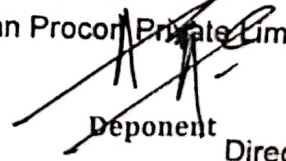
Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.

Director

We, M/s SAAN Procon Pvt. Ltd., Promoter of the proposed Project "SAAN Verdante", do hereby solemnly declare, undertake and state as under:

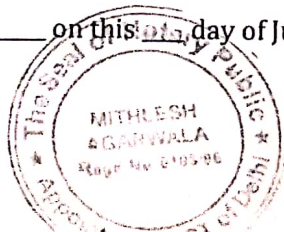
1. That M/s N.A. Buildwell Pvt. Ltd. have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real 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 us is November 2022.
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 by 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 utilized 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.

M/s Saan Procon Private Limited

 Deponent
 Director

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 June, 2019.



ATTESTED

NOTARY PUBLIC 3 JUN 2019

M/s Saan Procon Private Limited

 Deponent
 Director