



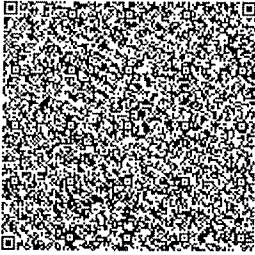
सत्यमेव जयते

INDIA NON JUDICIAL

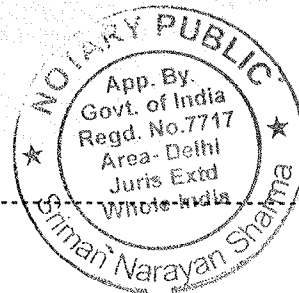
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL92006074955856Q
Certificate Issued Date : 16-Oct-2018 07:21 PM
Account Reference : IMPACC (IV)/ dl732103/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL73210388588956428265Q
Purchased by : SPLENDOR LANDBASE LIMITED
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SPLENDOR LANDBASE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : SPLENDOR LANDBASE LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



.....Please write or type below this line.....



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

For Splendor Landbase Ltd.

Authorised Signatory

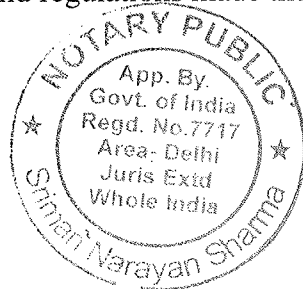
Statutory Alert:

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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.

Affidavit cum Declaration of Mr. S. G. Manjunath, Authorised Signatory, Splendor Landbase Ltd., Unit Nos.501-511, Splendor Forum, Fifth Floor, Plot No.3, Jasola District Centre, New Delhi-110025 promoter / developer of the Group Housing Project being set up by the promoter / developer under name & style 'Splendor Grande' at Sector - 19, Panipat, Haryana, authorized by the promoter, vide its board resolution dated 13.05.2019.

We, Splendor Landbase Ltd. promoter / developer of the above project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has legal title to the land on which the development of the project is going on / proposed.
2. That the said land is free from all encumbrances except allotment of apartments already made in favour of existing Allottees in Phase – I of the Said Project.
3. That the time period within which Phase – I of the Said Project, in which the Promoter is constructing two high rise towers and six low rise towers, required basement, common planned area, green area, car parking with all the essential basic services alongwith construction of EWS Flats, commercial units and community buildings with all external, internal services, shall be completed by the promoter is 31st March, 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 including cost of finance, other project development cost 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 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 available documents as have been prescribed by the Act and the rules and regulations made thereunder.



For Splendor Landbase Ltd.


Authorised Signatory

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.

For Splendor Landbase Ltd.


Authorised Signatory
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 New Delhi on this 14th day of June 2019

For Splendor Landbase Ltd


Authorised Signatory
Deponent

ATTESTED

Notary Public
(INDIA)



19 JUN 2019

14 JUN 2019