



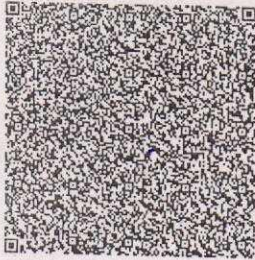
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL21806974517257Q
Certificate Issued Date	: 27-Dec-2018 04:35 PM
Account Reference	: IMPACC (IV)/ dl865503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL86550348496144893883Q
Purchased by	: FORTEASIA REALTY PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: FORTEASIA REALTY PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: FORTEASIA REALTY PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write FORM BELOW this line.
[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. Forteasia Realty Private Limited, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 27.07.2017;

The Promoter/Owner/Developers, M/s Forteasia Realty Private Limited having its registered office at J-221, Sarita Vihar, New Delhi-110076, is developing an Affordable Plotted Colony Project called "Forteasia Mart" situated at Sector-26 & 28, Omaxe City, Rohtak, Haryana under License bearing no. 527-542 of 2006 dated 06.03.2006 and 23 of 2009 dated 06.06.2009 and subsequent registration of HRERA bearing no. **HRERA-PKL-RTK-63-2018** dated **26.10.2018**



Director/Authorized Signatory
Kell

I, Kapil Goyal authorized by the M/s Forteasia Realty Pvt. Ltd. promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That 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 "Annexure-A".
3. That the time period within which the project shall be completed by promoter is **December 2019**.
4. That seventy per cent of the amounts realised 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 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 have 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.

Kell
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 28 on this 28 2018.



Kell
Deponent

ATTESTED
[Signature]
NOTARY PUBLIC

27 DEC 2018