



सत्यमेव जयते

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| Certificate No. | : IN-DL91363970454125R |
| Certificate Issued Date | : 20-May-2019 04:20 PM |
| Account Reference | : IMPACC (IV)/ dl971203/ DELHI/ DL-DLH |
| Unique Doc. Reference | : SUBIN-DL97120387917529162351R |
| Purchased by | : MANSOOR ALI |
| Description of Document | : Article 4 Affidavit |
| Property Description | : Not Applicable |
| Consideration Price (Rs.) | : 0 (Zero) |
| First Party | : MANSOOR ALI |
| Second Party | : Not Applicable |
| Stamp Duty Paid By | : MANSOOR ALI |
| Stamp Duty Amount(Rs.) | : 10 (Ten only) |



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This Stamp paper is 9
part of Affidavit _____
Project name :- Deck 1 EWT

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
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[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 **Mr. Mansoor Ali S/o Sh. Mushahid Ali Siddiqui R/o Flat No. - H-11, 3rd Floor, Tower-H, DDA HIG Flats, Pocket 9A, Jasola, New Delhi-110025** duly authorized by **M/s BPTP Ltd.**, a company registered under the Companies Act, 1956 and having its registered office at M-11, Middle Circle, Connaught Circus, New Delhi 110 001, the Promoter of the proposed project, vide its authorization letter dated February 03, 2018.

I, Mansoor Ali, duly authorized by the Promoter of the proposed project known as "The Deck and EWS" at Sector-82, Faridabad, Haryana, affirming this affidavit based on the information provided by the Head of the Department of Finance, Accounts, Legal and Land Amortization etc.

1. That the ^{promisable Estate R.T. C.T. d. No. 100/1} ~~land in the name of the promoter~~ has 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 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 with Occupation Certificate (OC) by Promoter is December 31, 2022.
4. That henceforth seventy per cent of the amounts realized 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.



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.

Mansoor Ali

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 apply and endeavor to take all the pending approvals on time, from the competent authorities.
9. That the Promoter shall furnish such other documents as may be required under the Act and the rules and regulations made thereunder.
10. That the Promoter shall not discriminate against any allotted 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. and shall continue the same practice.

hansraj
DEPONENT



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

Subscribed by me at New Delhi on this the ^{26th} ~~27th~~ JUN 2019 of May 2019.

ATTESTED

hw

NOTARY PUBLIC
DELHI

hansraj
DEPONENT