



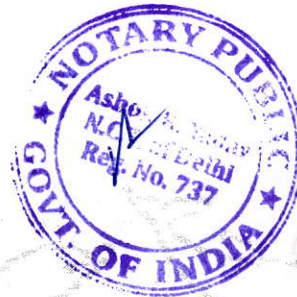
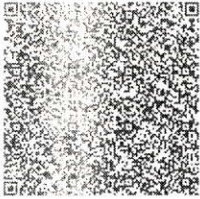
सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

Certificate No. : IN-DL29804712404099R  
Certificate Issued Date : 26-Jul-2019 02:37 PM  
Account Reference : IMPACC (IV)/ dl984603/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL98460364184256415455R  
Purchased by : COSMOS INFRA ENGINEERING INDIA PVT LTD  
Description of Document : Article Others  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : COSMOS INFRA ENGINEERING INDIA PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : COSMOS INFRA ENGINEERING INDIA PVT LTD  
Stamp Duty Amount (Rs.) : 10  
(Ten 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

Affidavit cum Declaration of Mr. Umesh Arora duly authorized by the promoter of the proposed project, vide its authorization dated 04/04/2018;

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

I, Umesh Arora, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s Shivnandan Buildtech Pvt. Ltd. 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 project is enclosed herewith.

*Explanation.*—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That details of encumbrances include a Project Loan sanctioned from LIC Housing Finance Limited for an amount of Rs. 65 Crores. Against an Equitable Mortgage of Project Land admeasuring 6.01 Acres situated at Killa Nos.6/1, 6/2, 10, 12, 15, 16/2, 19, 20 Village Dhankot, Sector 99, Tehsil & District Gurgaon, Haryana
3. That the time period within which the project shall be completed by the Promoter is September 2021.
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.



*[Handwritten Signature]*  
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 26 day of July - 2019.



*[Handwritten Signature]*  
Deponent



ATTESTED  
*[Handwritten Signature]*

NOTARY PUBLIC  
GOVT. OF INDIA