

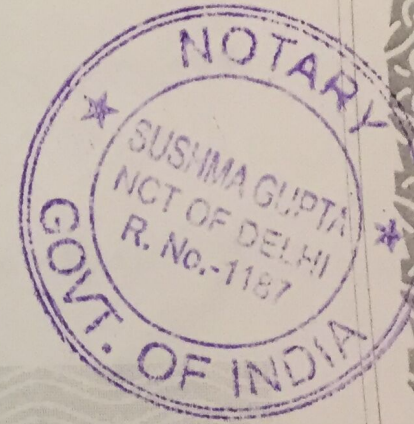


सत्यमेव जयते

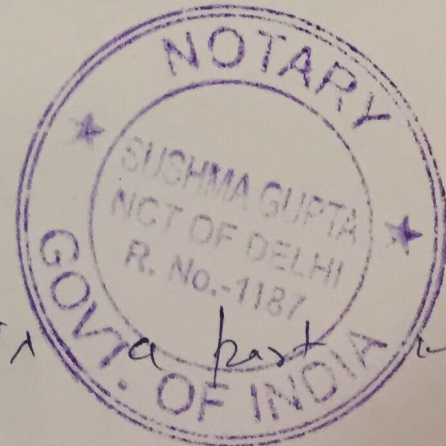
Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL33202642414579R
Certificate Issued Date	: 03-Aug-2019 04:03 PM
Account Reference	: IMPACC (IV)/ dl971203/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL97120372507891409134R
Purchased by	: DESIGNER REALTORS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DESIGNER REALTORS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: DESIGNER REALTORS PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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



— This stamp-keeper is
affidavit

part of
XT

[See rule 3(3)]

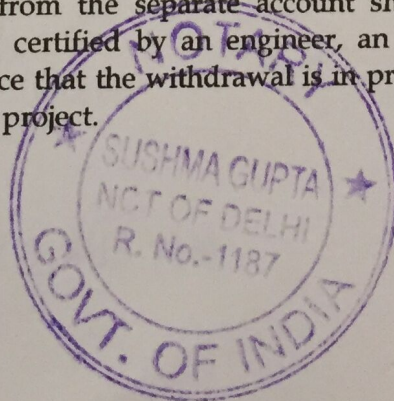
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Deepak Pannu S/o Sh. Dharamvir Singh R/o Village Phurlak, District Karnal, Haryana duly authorized by M/s Designer Realtors Private Limited., a company registered under the Companies Act, 1956 and having its registered office at Plot No. 2B, Sector 94, Noida Gautam Buddha Nagar UP 201301 IN, the Promoter of the proposed project, vide its authorization letter dated As per the records.

I, Deepak Pannu, duly authorized by the Promoter of the proposed project known as BPTP No. 1 + 84B, 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 As mentioned in the land schedule of the license 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 29/07/2024.
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.
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.



Deepak Pannu

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.

Deeptak Penny
DEPONENT

VERIFICATION

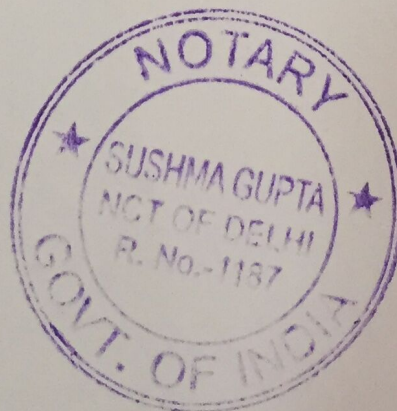
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at New Delhi on this the 12th day of August 2019.

Deeptak Penny
DEPONENT

ATTESTED

[Signature]
NOTARY PUBLIC
NCT DELHI



12 AUG 2019