

सत्यमेव जयते

## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

**Certificate No.** : IN-DL38198955935898R  
**Certificate Issued Date** : 13-Aug-2019 03:40 PM  
**Account Reference** : IMPACC (IV)/ dl942203/ DELHI/ DL-DLH  
**Unique Doc. Reference** : SUBIN-DL94220382206901996273R  
**Purchased by** : SAMYAK PROPERTIES AND INFRASTRUCTURE P L  
**Description of Document** : Article 4 Affidavit  
**Property Description** : Not Applicable  
**Consideration Price (Rs.)** : 0  
(Zero)  
**First Party** : SAMYAK PROPERTIES AND INFRASTRUCTURE P L  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : SAMYAK PROPERTIES AND INFRASTRUCTURE P L  
**Stamp Duty Amount(Rs.)** : 50  
(Fifty only)



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

For Samyak Properties and Infrastructure Pvt. Ltd.

  
Director/Authorised Signatory



Stamp Duty Paid

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may contact the concerned authorities for any queries or complaints to the Competent Authority.

**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. Saurabh Jain duly authorized by the promoter of the proposed Affordable plotted colony project **SAFFRON ESTATE**, Situated at Sector - 35, Tehsil & District Sonipat;

I, Saurabh Jain, Authorized Signatory of M/S. SAMYAK PROPERTIES AND INFRASTRUCTURE PRIVATE LIMITED, a company incorporated under the Companies Act, having its Registered Office at D-299 Defence Colony, Basement, New Delhi-110024 and Corporate office at C-594, New Friends Colony, New Delhi-1100025 (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company/ promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the Sale deed of land in name of Company/ Promoter for development of the real estate project 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 by promoter is 30.08.2023.
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 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.



For Samyak Properties and Infrastructure Pvt. Ltd.

  
Director/Authorised Signatory

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 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.

For Samyak Properties and Infrastructure Pvt. Ltd.

  
Deponent  
Director/Authorised Signatory

#### 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 Delhi on this 13th day of August 2019.

For Samyak Properties and Infrastructure Pvt. Ltd.

  
Deponent  
Director/Authorised Signatory



ATTESTED  
  
NOTARY PUBLIC  
DELHI (INDIA)

13 AUG 2019