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**Indian-Non Judicial Stamp  
Haryana Government**

Date: 01/06/2017

Certificate No	GDA2017H285		Stamp Duty Paid: ₹ 101
GRN No	20500388		Penalty: ₹ 0

**Deponent**

Name: Rakesh Sharma  
 H.No/Floor: Gurgaon      Sector/Ward: 43      Landmark: Gurugram  
 City/Village: Gurugram      District: Gurugram      State: Haryana  
 Phone: 9890009578

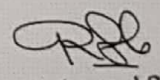


Purpose: Affidavit cum Declaration to be submitted at Rera

The authenticity of this document can be verified by scanning this OrCode Through smart phone or on the web site <http://mptdtegrahy.nic.in>

THIS STAMP PAPER FORMS AN INTEGRAL PART OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, EXECUTED BY MR. RAKESH SHARMA, AUTHORISED BY VIPUL. LIMITED

For VIPUL LIMITED



Authorised Signatory



**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

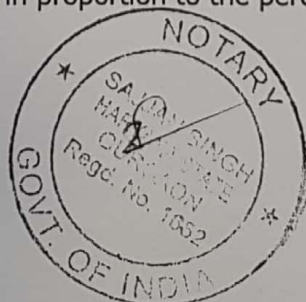
Affidavit cum Declaration of **Mr. Rakesh Sharma**, authorized by the promoter of the proposed project authorized, vide its Board Resolution dated **31/07/2017**;

I, **Rakesh Sharma** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake & state for & on behalf of the promoter as under:

1. Graphic Research Consultants India Pvt. Ltd, Abhipra Trading Pvt. Ltd. & Vineeta Trading Pvt. Ltd. (Owners) have a legal title to the land on which the development of the project is proposed to be carried out **to the extent of 10.512 acres And Vipul Ltd. has a development agreement executed with the owners.**

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith. **Annexure 3 & 4-A (File No. 2)**

2. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land has been attached as **Annexure – 10 (File No. 4)**
3. That the time period within which the project shall be completed by promoter is **December 2018 – Annexure 2 (File No. 2)**
4. That 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.

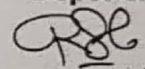


For VIPUL LIMITED

A handwritten signature in black ink, appearing to be 'Rakesh Sharma', written over the typed name 'Rakesh Sharma'.

Authorised Signatory

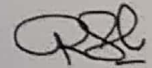
- 6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
- 7. That the promoter shall get the accounts 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 there under.
- 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 VIPUL LIMITED  
 Deponent  
  
 Authorised Signatory

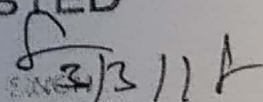
**Verification**

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

Verified by me at **Gurugram** on this **03<sup>rd</sup> day of March 2018.**

For VIPUL LIMITED  
  
 Authorised Signatory  
 Deponent



**ATTESTED**  
  
 ADVOCATE & NOTARY  
 AT GURGAON