



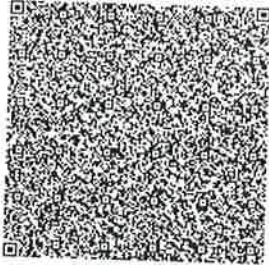
सत्यमेव जयते

# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.	: IN-DL24640926799481R
Certificate Issued Date	: 03-Jan-2019 05:48 PM
Account Reference	: IMPACC (IV)/ dl893603/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL24640926799481R
Purchased by	: ROSE BUILDING SOLUTIONS PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ROSE BUILDING SOLUTIONS PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: ROSE BUILDING SOLUTIONS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



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

THIS STAMP PAPER FORM AN INTEGRAL PART OF AFFIDAVIT CUM  
DECLARATION

For Rose Building Solutions Pvt. Ltd.

Authorised Signatory/Director

**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.

**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 M/s Rose Building Solutions Private Limited having its office at 12<sup>th</sup> Floor, Dr. Gopal Das Bahwan, 28 Barakhamaba Road New Delhi-110001 of the proposed Residential Plotted Colony "SUNRISE THE PREMIUM FLOORS BY SIGNATURE GLOBAL by Mr. Ravi Aggarwal duly authorized by the promoter of the proposed project, vide Board Resolution dated 16<sup>th</sup> September, 2017

We, M/s Rose Building Solutions Private Limited do hereby solemnly declare, undertake and state as under:

1. That M/s Rose Building Solutions Private Limited has a legal title to the land admeasuring 6.5104 acres on which the development of the project is Proposed and a legally valid authentication of title of such land is enclosed Annexure-1.
2. That the Said Land free from all encumbrances.
3. That the time period within which the project shall be completed by M/s Rose Building Solutions Private Limited is 30<sup>th</sup> April, 2022.
4. That seventy per cent of the amounts realised by M/s Rose Building Solutions Private Limited 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 M/s Rose Building Solutions Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn M/s Rose Building Solutions Private Limited 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 M/s Rose Building Solutions Private Limited 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 M/s Rose Building Solutions Private Limited shall take all the pending approvals on time, from the competent authorities.

M/s Rose Building Solutions Private Limited  
Authorized Signatory/Director

9. That M/s Rose Building Solutions Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That M/s Rose Building Solutions Private Limited 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 Rose Building Solutions Pvt. Ltd.

Deponent  
Authorised Signatory/Director

### Verification

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

For Rose Building Solutions Pvt. Ltd.

Authorised Signatory/Director  
Deponent

Verified by me at \_\_\_\_\_ on this \_\_\_ day of \_\_\_\_\_.