



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

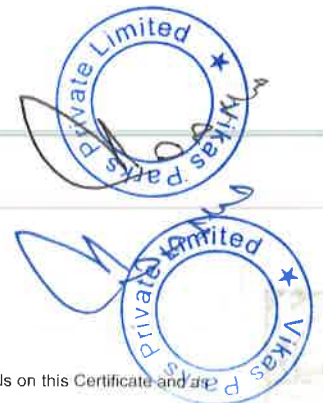
e-Stamp

Certificate No. : IN-DL62280316432864R
Certificate Issued Date : 30-Sep-2019 01:13 PM
Account Reference : IMPACC (IV)/ dl760703/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL76070333009261648796R
Purchased by : VIKAS PARKS PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : VIKAS PARKS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : VIKAS PARKS PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



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

This Stamp Paper from part of Affidavit of Vikas Parks. Pvt Ltd.



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 its availability 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)]

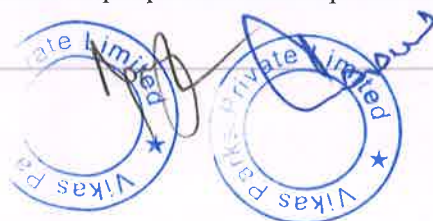
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of VIKAS PARKS PRIVATE LIMITED, CIN U45200DL2006PTC155088, a company registered under the Companies Act 1956 and having its registered office at 264, Okhla Industrial Estate, Phase-3, New Delhi-110020, through its authorised signatories Mr. Nagaraju Routhu and Mr. Sudhir Goenka duly authorised through a resolution passed on dated 18th May 2017 ("Promoter");

We, Nagaraju Routhu and Sudhir Goenka [duly authorized by the Promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That the Promoter has legal right to develop the proposed project on the land which is owned by Juventus Estate Limited, Mariana Infrastructure Limited and Mabon Properties Limited in terms of Joint Development Agreement dated 14.07.2017 duly registered with the office of Sub-Registrar, Kadipur, Gurugram vide document no. 978, in book no. 1, volume no. 2 and page no. 2 on 29.06.2017.
2. That the Project Land is free from all encumbrances except that the Promoter has taken terms loan and revolving line of credit by mortgaging the development right on the Project Land. Details of loan is annexed with the REP-I.
3. That the long stop date within which the project shall be completed by the Promoter is : 31st August 2026.
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 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 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.


 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 us at Delhi on this 27th day of September, 2019.


 Deponent



ATTESTED

NOTARY PUBLIC
DELHI (INDIA)

30 SEP 2019