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Indian-Non Judicial Stamp
Haryana Government



Date : 20/09/2019

Certificate No. G0T2019I2214



Stamp Duty Paid : ₹ 101

GRN No. 57141478



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Lekh Buildtech Pvt Ltd

H.No/Floor : 1221a/12

Sector/Ward :

Landmark : Devika tower 6 nehru place

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 0



Purpose : UNDERTAKING to be submitted at Gurugram or others

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nic.in>

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 MS. DIVYA SINGLA, AUTHORIZED SIGNATORY OF LEKH BUILDTECH PRIVATE LIMITED DULY AUTHORIZED BY THE PROMOTER OF THE PROPOSED PROJECT (I.E. PLOTTED COMMERCIAL COLONY (IN COMMERCIAL BELT) ON AN AREA MEASURING 8.526 ACRES IN THE REVENUE ESTATE OF VILLAGE CHAUMA, SECTOR-113, GURUGRAM, HARYANA).

I, Divya Singla, Authorized Signatory of Lekh Buildtech Private Limited (CIN U70101DL2012PTC238268), a company incorporated under the provisions of the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at Cabin-4, Office No. 1221- A, Devika Tower, 12th Floor, 6 Nehru Place, New Delhi-110019 and its Corporate Office at 6th Floor, 'M3M Tee Point', Sector-65, Gurugram-Manesar Urban Complex, Gurugram (Gurgaon) 122101, Haryana, India who have been declared as the Promoter in the DPI

Drawee Branch

of the proposed Project and duly authorised vide its Board Resolution authorization dated 20.09.2019 (ANNEXURE-1) do hereby solemnly declare, undertake and state as under on behalf of the Promoter that:

1. ~~That the Promoter have a legal title to the land on which the development of the project is proposed~~

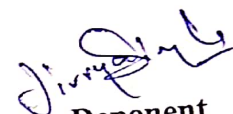
Or

1. That the Promoter has a legal title to the land (in aggregate admeasuring 8.526 Acres situated in the revenue estate of Village Chauma, Sector-113, Gurugram-Manesar Urban Complex, Tehsil Gurugram, District Gurugram (Gurgaon) Haryana) on which the development of the Project is proposed is to be carried out and a legally valid authentication of title of such land along with 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 project is enclosed herewith.

Explanation.—where the Promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the Promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said Land is free from all encumbrances except for mortgage in favour of Lakshmi Vilas Bank, New Delhi branch.
3. That the time period within which the Commercial Plotted Colony Project shall be completed by Promoter is 31.10.2021.
4. That seventy per cent of the amounts realised by Promoter for the Commercial Plotted Colony 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 development 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 Commercial Plotted Colony 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.
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 thereunder.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any SCO plot in the Commercial Plotted Colony Project 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 me at Gurugram on this20.....day of September 2019.


Deponent