



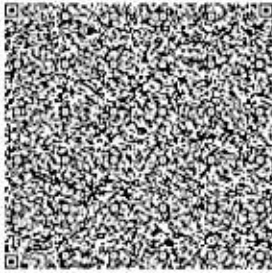
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL949681913247580
Certificate Issued Date : 12-Sep-2016 01:06 PM
Account Reference : IMPACC (IV)/ dl724303/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL724303425291282919310
Purchased by : MAPSKO BUILDERS PVT LTD
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MAPSKO BUILDERS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : MAPSKO BUILDERS PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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

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. Rishu Garg duly authorized by the promoter of the proposed project, vide their Board Authorization dated 22nd May, 2017

I, Rishu Garg, Authorized Signatory, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For MAPSKO BUILDERS PVT. LTD.

Auth. Signatory

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclrestamp.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.

1. M/s MAPSKO Builders Private Limited have a legal title to the land on which the development of the proposed project is to be carried out Land a legally valid authentication of title of such land.
2. That the said land is free from all encumbrances excepting a charge over the said project land in favor of PNB Housing Finance Limited against the Project Loan sanctioned thereof .
3. That the time period within which the project shall be completed by promoter is by June, 2019.
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 M/s MAPSKO Builders Private Limited [Promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn M/s MAPSKO Builders Private Limited [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 M/s MAPSKO Builders Private Limited [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 M/s MAPSKO Builders Private Limited [Promoter] shall take all the pending approvals on time, from the competent authorities.
9. That M/s MAPSKO Builders Private Limited [Promoter] has furnished, to the best extent, such other documents as have been prescribed by the Act and the draft rules, as and regulations (not released yet) made thereunder.
10. That M/s MAPSKO Builders Private Limited [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.

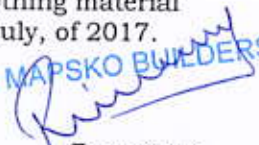
For MAPSKO BUILDERS PVT. LTD.


Deponent Auth. 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 Gurgram on this 30st July, of 2017.

For MAPSKO BUILDERS PVT. LTD.


Deponent Auth. Signat