



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL83213486779078R
Certificate Issued Date : 14-Nov-2019 04:46 PM
Account Reference : IMPACC (IV)/ dl897303/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL89730374597027023989R
Purchased by : CHITRANJAN SAPROO
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : CHITRANJAN SAPROO
Second Party : Not Applicable
Stamp Duty Paid By : CHITRANJAN SAPROO
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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



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'

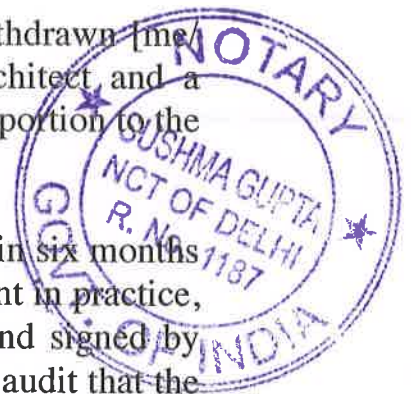
[See rule 3(3)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Chitranjan Sapuro, Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization;

I, Chitranjan [Promoter of the proposed project / duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That [I / promoter] [have / has] a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances except for construction loan facility availed by Promoter as mentioned in the REP-I.
3. That the construction of the said project is complete and Occupation Certificate has been received by the Promoter on 24.1.2019.
4. That the promoter has been depositing the seventy per cent of the amounts realised by [me/promoter] for the real estate project from the Allottees, from time to time, were being deposited in a separate account maintained in a scheduled bank to cover the cost of construction and the land cost prior to obtaining the OC and were used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, have been withdrawn by [me/ the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/ 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 [I / 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 [I/ the promoter] have taken all the pending approvals on time, from the competent authorities.
9. That [I/ the promoter] [have/ has] furnished such other documents as



have been prescribed by the Act and the rules and regulations made thereunder.

10. That [I / 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.


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 New Delhi on this 14th Nov. 2019.


Deponent



ATTESTED

**NOTARY PUBLIC
NCT DELHI**

14 NOV 2019