



INDIA NON JUDICIAL

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Certificate No.

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01-Dec-2025 05:12 PM

Account Reference

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Unique Doc. Reference

SUBIN-DLDL77700334488260012962X

Purchased by

12TH AVENUES LLP

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

0
(Zero)

First Party

12TH AVENUES LLP

Second Party

Not Applicable

Stamp Duty Paid By

12TH AVENUES LLP

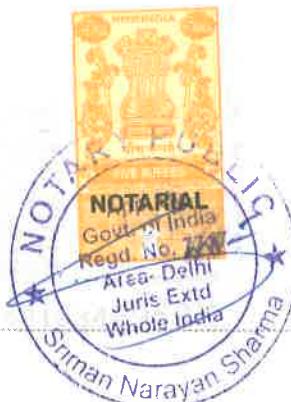
Stamp Duty Amount(Rs.)

100
(One Hundred only)



Please write or type below this line

FORM "REP-11"
AFFIDAVIT CUM DECLARATION

**Statutory Alert:**

- The authenticity of this Stamp certificate should be verified at www.stampitapp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- 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 Mr. Rajesh Kushwaha S/o Shri Shiv Nath Singh Kushwaha duly authorized by the promoter of the proposed project "12th Avenue" is being developed by 12th Avenues LLP, as Mixed Land Used (70% Commercial and 30% Residential) situated at 12/6, Main Delhi – Mathura Road, Sector – 27C, Faridabad, Haryana, vide its/his/their authorization dated 01.08.2025 under the resolution passed by th designated partners.

I, Rajesh Kushwaha, duly authorised by the Promoter/Partners of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed 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.
2. That, in proportion to the total licensed land measuring 8.8375 acres, an area admeasuring 0.8875 acre is proposed to be mortgaged vide Mortgage Deed dated 28.04.2025, in lieu of submission of the bank guarantee towards the EDC amount.
3. That the time period within which the project shall be completed by the promoter is 31.12.2034.
4. Seventy per cent of the amounts realized 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.

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.

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.

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 apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion, etc.

For 12th Avenues LLP

Authorised Signature

For 12th Avenues LLP

Authorised Signature
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 01 DEC 2025.



ATTESTED

Notary Public
(INDIA)

01 DEC 2025