



10 12142

Sr. AFF

Amount

Purpose

18 FEB 2026

NAVEEN KUMAR STAMP VENDOR
Gurugram (Haryana)

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 M/s Signatureglobal (India) Limited having its office at Unit No. 13th Floor Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi 110001 of the Proposed project namely "TONINO LAMBORGHINI RESIDENCES GURUGRAM" by Mr. Siddhartha Kapoor, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15th May, 2025 and as Borne out as borne out from the records of the company.

We, M/s Signatureglobal (India) Limited do hereby solemnly declare, undertake and state as under:

1. That M/s Signatureglobal (India) Limited has a legal title to the land admeasuring 12.40 acres which the construction of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for construction of the real estate project is enclosed herewith.
2. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land is as under:

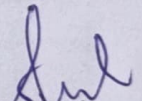
S.No	Name of Borrower	Name of Lender	Details of Facility on the project	Nature of Right, Title, Interest	Litigation
1.	Signatureglobal (India) Limited	Tata Capital Housing Finance Limited	100.00 Cr	1. All that piece and parcel of land admeasuring 12.05 acres of land together with development rights (owned by Signatureglobal (India) Limited) and the structures thereon (both present and future) in the residential project, situated at revenue estate of village Fazilpur Jharsa, Tehsil Badshapur, District Gurugram, Sector 71,	NIL



(Signature)

				Haryana. And 2. Development rights owned by Signatureglobal (India) Limited with regards to land admeasuring 0.35 Acres situated at revenue estate of village Fazilpur Jharsa, Tehsil Badshapur, District Gurugram, Sector 71, Haryana.	
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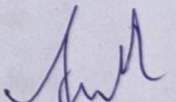
3. That the promoter Shall obtain Occupancy Certificate (OC) on or before 30/09/2032 and Completion Certificate (CC) on or before 01/01/2033
4. That the time period within which the project shall be completed by promoter is 01/01/2033.
5. That seventy per cent of the amounts realized by promoter for 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Signatureglobal (India) Limited in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn M/s Signatureglobal (India) Limited 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.
8. That M/s Signatureglobal (India) Limited 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.
9. That M/s Signatureglobal (India) Limited shall take all the pending approvals on time, from the competent authorities.
10. That M/s Signatureglobal (India) Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. That M/s Signatureglobal (India) Limited 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 there from.

Verified by me at Gurugram on 3rd day of March 2026


Deponent



ATTESTED
RAM NIWAS, ADVOCATE
NOTARY PUBLIC (H.R.) INDIA