



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹50

e-Stamp

Certificate No.	: IN-DL56550293290694W
Certificate Issued Date	: 11-Mar-2024 12:27 PM
Account Reference	: IMPACC (IV)/ dl963703/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL96370373357254240323W
Purchased by	: WORLDSTREET SPORTS CENTER LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: WORLDSTREET SPORTS CENTER LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: WORLDSTREET SPORTS CENTER LIMITED
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



Please write or type below this line

IN-DL56550293290694W



ATTESTED

Signature

NOTARY PUBLIC

11 MAR 2024

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.
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.

WORLDSTREET SPORTS CENTER LIMITED WORLDSTREET SPORTS CENTER LIMITED WORLDSTREET SPORTS CENTER LIMITED WORLDSTREET SPORTS CENTER LIMITED WORLDSTREET SPORTS CENTER LIMITED

FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Avneet Soni (Authorized Signatory) duly authorized by **WORLDSTREET SPORTS CENTER LIMITED** (hereinafter referred as 'Promoter') vide Board Resolution dated **22-12-23** having its registered office at 10 Local Shopping Center Kalkaji, New Delhi, Delhi, India, 110019

I, Avneet Soni, on behalf of the Promoter do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the Project **The Omaxe State** proposed at Development of Integrated Multi Sports Areana at Sector 19B, Dwarka New Delhi (DBFOT)
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is by 31.03.2029.
4. That the seventy per cent of the amounts realised by me/us 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 in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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 we 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



A handwritten signature in blue ink, likely belonging to Avneet Soni, the authorized signatory mentioned in the affidavit.

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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this March day of 2024

