



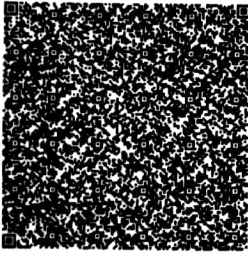
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL82154634170940P
Certificate Issued Date : 13-May-2017 05:14 PM
Account Reference : IMPACC (IV)/ dl729603/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL72960364968719917535P
Purchased by : SIKKA DEVELOPERS PVT LTD
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SIKKA DEVELOPERS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : SIKKA DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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

FORM B

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Piyush Sharma, S/o Late Sh. J.C. Sharma, C/o Sikka House, C-60, Preet Vihar, Vikas Marg, New Delhi-110092, Authorized Signatory, duly authorized

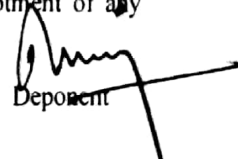
Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details of the Certificate should be reported to the concerned authorities.

by the promoter of the proposed project, vide authorization letter dated 27.07.2017.

I, Piyush Sharma, the Authorised Signatory of the proposed project do hereby solemnly declare, undertake and state as under:

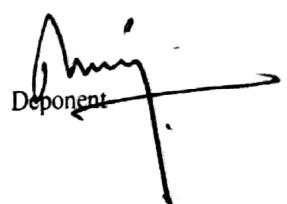
1. That the promoter has a legal title to the land on which the development of the project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for such development of the real estate project is enclosed herewith.
2. That detail of encumbrances is annexed with this affidavit, including details of any rights, title, interest, dues, litigation and name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by the promoter is August-30-2022.
4. 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.
5. 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.
6. That the amounts from the separate account shall be withdrawn by 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 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 rules and regulations made under the Act.
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 any grounds.


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 Dellhi on this 25 day of August 2022


Deponent