



सत्यमेव जयते

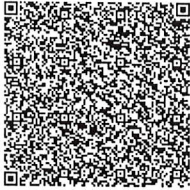
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹10

e-Stamp

Certificate No. : IN-DL28994913011946W
Certificate Issued Date : 17-Jan-2024 03:13 PM
Account Reference : IMPACC (IV)/ dl960303/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL96030320629116730971W
Purchased by : BIPIN AGARWAL
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : BIPIN AGARWAL
Second Party : Not Applicable
Stamp Duty Paid By : BIPIN AGARWAL
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

IN-DL28994913011946W

Affidavit cum Declaration of **Bipin Agarwal** duly Authorised by Promoter (**M/s IITL-NIMBUS THE PALM VILLAGE**) of the proposed project, vide its/his/ their authorization dated **01/11/2023**.

Bipin Agarwal

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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. 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 B

(See rule 3(2))

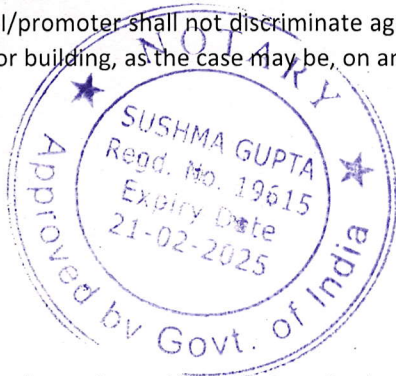
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Bipin Agarwal** duly authorized by the promoter **M/s IITL-NIMBUS THE PALM VILLAGE** of the proposed project, vide its/his/ their authorization dated **01/11/2023**.

I am Management Committee Member of promoter of the proposed project, duly authorized vide authority letter dated 01/11/2023 by the promoter, do hereby solemnly declare, undertake and state as under:

1. **IITL-NIMBUS THE PAM VILLAGE** have/has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31st March, 2028.
4. That seventy per cent of the amounts realized by me/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 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 I/promoter shall get the accounts audited within six month 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 I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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.



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 30th day of January, 2024.

ATTESTED
Sy
**NOTARY PUBLIC
NCT DELHI**

30 JAN 2024

Bipin Agarwal
Deponent
(BIPIN AGARWAL)

Bipin Agarwal
Deponent
(BIPIN AGARWAL)