



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL82790581052665P
Certificate Issued Date : 16-May-2017 11:46 AM
Account Reference : IMPACC (IV)/ dl732103/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL73210366294380128905P
Purchased by : DSK REALTORS PVT LTD
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : DSK REALTORS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : DSK REALTORS PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Hridey Vikram Bhatia** Director/Promoter of the proposed project / duly authorized by the Board of Directors of the proposed project, vide Board Resolution dated 5th day of March, 2018.

Hs...



I, Mr. Hridey Vikram Bhatia Director/Promoter of the proposed project / duly authorized by the Board Resolution dated 5th day of March, 2018 of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed and to be carried out.
AND
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 the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is March, 2024 .
4. That seventy percent 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 the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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.

For D.S.K. REALTORS PVT. LTD.

hsu
Authorised Signatory

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 New Delhi on this 5th day of March, 2018

For D.S.K. REALTORS PVT. LTD.

hsu
Authorised Signatory

Deponent



ATTESTED as IDENTIFIED

Satish Kumar Anand
Notary
Amritsar

3 MAY 2018