

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi



सत्यमेव जयते

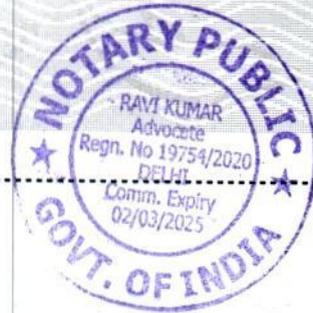
e-Stamp

Certificate No. : IN-DL16422531290645S
Certificate Issued Date : 11-Dec-2020 10:25 AM
Account Reference : IMPACC (IV)/ dl886203/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL88620337151797367150S
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)

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



FORM B

(See rule 3(4))

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

Affidavit Cum Declaration

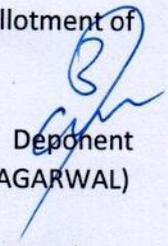
Affidavit cum Declaration of **Mr. Bipin Agarwal** duly authorized by the promoter (**M/s IITL-NIMBUS THE EXPRESS PARK VIEW**) of the proposed project, vide its/his/ their authorization dated **29/10/2020**.

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.

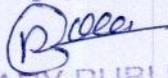
I, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. **M/s IITL-NIMBUS THE EXPRESS PARK VIEW** have/has a legal title to the land on which the development of the proposed 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 development of the real estate project is enclosed herewith.
2. That details of encumbrances as per attachment including details of any rights, title, interest or 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 me/ promoter is **23/01/2024**.
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.

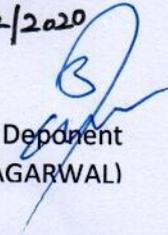

Deponent
(BIPIN AGARWAL)

VERIFICATION

The contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me therefrom. Dated- 15/12/2020

ATTESTED

NOTARY PUBLIC, DELHI
GOVT. OF INDIA

15 DEC 2020


Deponent
(BIPIN AGARWAL)

