

Government of National Capital Territory of Delhi

10/11/20

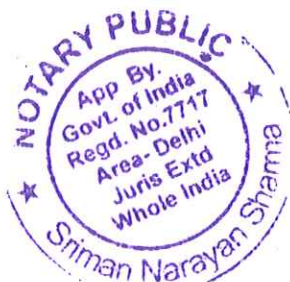
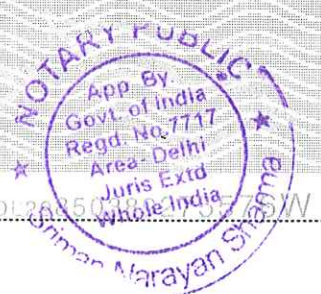
e-Stamp

Certificate No.	: IN-DL29850389275576W
Certificate Issued Date	: 19-Jan-2024 11:30 AM
Account Reference	: IMPACC (IV)/ dl1027503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL102750321919169564519W
Purchased by	: ELDECO REAL ESTATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ELDECO REAL ESTATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: ELDECO REAL ESTATE LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)



10

Please write or type below this line



FORM-B
[see rule 3(4)]

Statutory Alert:

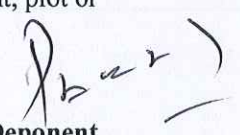
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

AFFADAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Parag Gupta, Director of the Eldeco Real Estate Limited ("Promoter") of the proposed project.

I, Parag Gupta, Director of the Promoter, whose registered office is situated at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi 110025, which is developing a proposed Group Housing project on land admeasuring 14998 sq. mt. namely "Eldeco La Vida Bella" situated at GH-02C, Sector-12, Greater Noida, Uttar Pradesh ("Project") hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the Project land on which the development of the proposed project.
2. That the said land of the proposed Project along with its receivables is now mortgaged in favor of Vistra ITCL (India) Limited (in its capacity as Debenture Trustee on behalf of HDFC Capital Affordable Real Estate Fund-III) for the purpose of raising finance.
3. That the time period within which the Project shall be completed by the Promoter is **16th January 2029**.
4. That seventy percent of the amounts realised by Promoter for the Project from the allottees, from time to time, shall be deposited in a separate account to maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter have/has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.
10. That Promoter shall not discriminate against any allottee at time of allotment of any apartment, plot or building; as such case may be, on any grounds.


Deponent

Verification

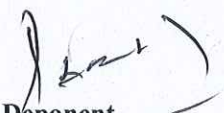
The contents of above Affidavit cum Declaration are true and correct as per my knowledge and nothing material has been concealed by me there from.

Verified by me at New Delhi on this 20th day of January, 2024.



ATTESTED
Notary Public
(INDIA)

20 JAN 2024


Deponent