

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of M/s Splendor Information Technology Pvt. Ltd. for Tower-A namely 'ONYX BLUE' of the Project – "ONYX", situated at Plot No. 6, Sector – 142, Noida, Uttar Pradesh - 201305

I, Hriday Vikram, Director of M/s Splendor Information Technology Pvt. Ltd., authorised vide Board Resolution dated 18/12/2023, hereby solemnly undertake, on behalf of M/s Splendor Information Technology Pvt. Ltd. as follows:

- 1) That as on date no booking, sale or advertisement has taken place in Tower-A namely 'ONYX BLUE' of the Project – "ONYX" situated at Plot No. 6, Sector – 142, Noida, U. P. – 201305, developed by M/s Splendor Information Technology Pvt. Ltd.

- 2) That no other project is registered under RERA on Plot No. 6, Sector – 142, Noida, Uttar Pradesh – 201305 admeasuring 40,31580 Sq Mts, which is mentioned for the concerned project i.e., Tower-A namely 'ONYX BLUE' of the Project – "ONYX", Noida.

Verification

That the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed by me therefrom.

Verified by me on this 27th of December of year 2023.

Place: New Delhi



h suan

AUTHORIZED SIGNATORY



ATTESTED

Notary Public
(INDIA)

27 DEC 2023



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	:	IN-DL17626655785584V
Certificate Issued Date	:	22-Dec-2023 05:04 PM
Account Reference	:	IMPACC (IV)/ dl1777003/ DELHI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DL77700398923624828059V
Purchased by	:	SPLENDOR INFORMATION TECHNOLOGY PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SPLENDOR INFORMATION TECHNOLOGY PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	SPLENDOR INFORMATION TECHNOLOGY PVT LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

सत्यमेव जयते



Please write or type below this line

This stamp paper forms an integral part of Affidavit cum Declaration of Mr. Haidey Vikram, Director of Splendor Information Technology Pvt. Ltd.

Haidey Vikram



Statutory Alert:

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

22-Dec-2023 05:04 PM IN-DL17626655785584V IMPACC (IV)/ dl1777003/ DELHI/ DL-DLH SUBIN-DL77700398923624828059V SPLENDOR INFORMATION TECHNOLOGY PVT LTD

SPLENDOR INFORMATION TECHNOLOGY PVT LTD

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Hridev Vikram, Director of M/s Splendor Information Technology Pvt. Ltd., authorised vide their Board Resolution dated 18/12/2023, of the proposed project, Tower - A namely 'ONYX BLUE' of the Project – "ONYX" situated at Noida

I, Hridev Vikram, duly authorized by M/s Splendor Information Technology Pvt. Ltd., developer of the proposed project, Tower - A namely 'ONYX BLUE' of the Project – "ONYX" situated at Plot No. 6, Sector – 142, Noida, U. P. – 201305, do hereby solemnly declare, undertake and state as under:

1. That M/s Splendor Information Technology Pvt. Ltd. has a legal title to the land (by way of acquisition of leasehold rights of land admeasuring 40,31580 Sq Mts for a period of 90 years vide Lease Deed dated 16.03.2007 executed between Noida Authority and Company duly registered before Sub-Registrar-III, Noida on 20.03.2007 at Serial No. 1022, Book No.1, Volume No. 916 on page 63 to 96) on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Company is 30.06.2030.
4. That seventy per cent of the amounts realised 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 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 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 the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



H. Vikram
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 New Delhi on this 27th day of December 2023.



H. Vikram
Deponent



ATTESTED
Notary Public
(INDIA)

27 DEC 2023