

Government of National Capital Territory of Delhi

Certificate No.	: IN-DL23504467460366W
Certificate Issued Date	: 05-Jan-2024 10:49 AM
Account Reference	: IMPACC (IV)/ dl740903/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL74090310126588004423W
Purchased by	: CGEWHO
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: CGEWHO
Second Party	: UPRERA
Stamp Duty Paid By	: CGEWHO
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Sh Dinesh Kapila, Chief Executive Officer, CGEWHO, promoter of the proposed project.

Thurax
51124

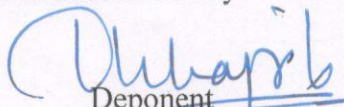
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.

Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed
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 the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 02.10.2027.
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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.


Deponent
5/1/24

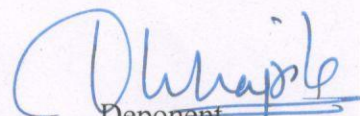
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by therefrom.

Verified by me at New Delhi on this day of 05th Jan, 2024

ATTESTED




Deponent
5/1/24