



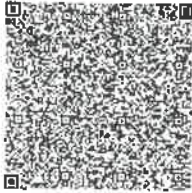
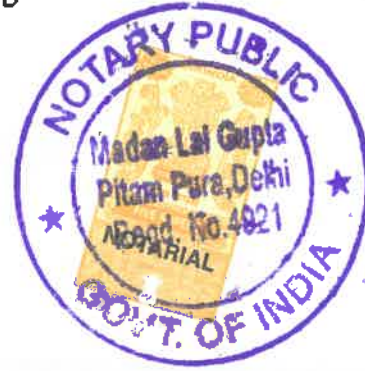
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL68168967720975T
Certificate Issued Date	: 01-Apr-2021 03:20 PM
Account Reference	: IMPACC (IV)/ dl857503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL85750336868200690165T
Purchased by	: SIFAL INFOTECH PVT LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SIFAL INFOTECH PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SIFAL INFOTECH 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. Sandeep Sahni duly authorized by the promoter M/s SIFAL INFOTECH PRIVATE LIMITED, of the proposed project vide their Board Resolution dated 23.03.2021;

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



1. That promoter has a legal title to the land, by way of long-term lease from competent authority, 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 promoter is six years i.e. on or before 06.04.2027
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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 Delhi on this 12th day of April, 2021



ATTESTED

NOTARY PUBLIC DELHI
GOVT. OF NCT OF DELHI

12 APR 2021


Deponent