



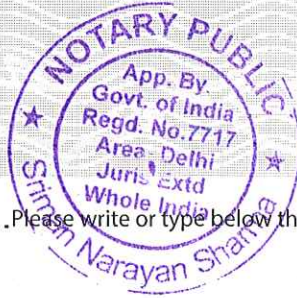
सत्यमेव जयते

# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.	: IN-DL16285200184228T
Certificate Issued Date	: 28-Aug-2021 10:43 AM
Account Reference	: IMPACC (IV)/ dl1027503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL102750329252670703884T
Purchased by	: Eldeco Infrabuild Ltd
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Eldeco Infrabuild Ltd
Second Party	: Not Applicable
Stamp Duty Paid By	: Eldeco Infrabuild Ltd
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line.

**FORM-B**  
[see rule 3(4)]

### AFFADAVIT CUM DECLARATION

**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.

Affidavit cum Declaration of Mr. Mohan Singh Rawat, Director of the Eldeco Infrabuild Ltd. ("Promoter") of the proposed project.

I, Mohan Singh Rawat, Director of the Promoter, whose registered office is situated at 201-212, 2<sup>nd</sup> Floor, Splendor Forum, Jasola District Centre, New Delhi 110025, which is developing a proposed commercial project on a land admeasuring 640.16 sq. mt. namely "Eldeco City Mart" situated at Village Piparia (Ghanghora), Nainital Road, Bareilly, Uttar Pradesh ("Project") hereby solemnly declare, undertake and state as under:

1. That the Promoter by virtue of Consortium Agreement dated 17.05.2019 with the owners of the land of the proposed Project is entitled to carry out development of the proposed Project and has a legal valid authentication of the proposed Project is to be carried out.
2. That the said land of the proposed Project is free from all encumbrances.
3. That the time period within which the Project shall be completed by the Promoter is **14<sup>th</sup> November, 2023.**
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 19<sup>th</sup> day of November, 2021.



**ATTESTED**  
Notary Public  
(INDIA)  
19 NOV 2021

