



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹50

e-Stamp

₹50 ₹50 ₹50 ₹50

Certificate No. : IN-DL08723691178569W
Certificate Issued Date : 26-Jun-2024 03:31 PM
Account Reference : IMPACC (IV)/ dl857503/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL85750372930918467236W
Purchased by : TECHMAN BUILDWELL PVT LTD
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : TECHMAN BUILDWELL PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : TECHMAN BUILDWELL PVT LTD
Stamp Duty Amount(Rs.) : 50
(Fifty only)



Please write or type below this line

DECLARATION, SUPPORTED BY AN AFFIDAVIT SIGNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Aseem Anand Agrawal s/o Sh. Vishwa Nath Agrawal, Director Techman Buildwell Private Limited having its registered office at G-1354, Chittranjan Park, New Delhi, duly authorized by Board of Director, the promoter of the proposed project, vide their authorization dated 25th May 2024.



Aseem Anand

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclsestamp.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.

TECHMAN BUILDWELL PVT LTD TECHMAN BUILDWELL PVT LTD TECHMAN BUILDWELL PVT LTD TECHMAN BUILDWELL PVT LTD TECHMAN BUILDWELL PVT LTD

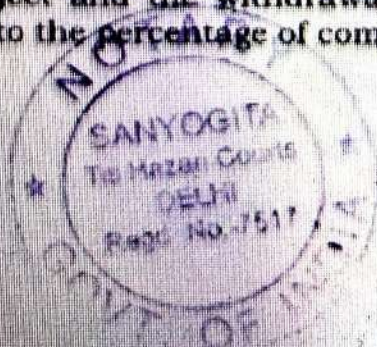
I, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the Promoter of the Project has availed Term Loan of Rs. 10 crores for completion of the project from Capri Global Capital Limited, having its registered office at 502, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013 against creation of mortgage of the project land.

However, the Promoter will obtain "No Objection Certificate" (i.e NOC) from the Lender for sale of Individual Plots/unit(s) to the prospective buyers subject to the terms of the Lender's Sanction letter.

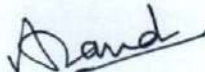
Further we have mortgaged plot no. 50, 52 to 56, 83 to 86 and commercial plot admeasuring total area 1468.58 sq. mt. to Ghaziabad Development Authority (GDA) against External Development Charge and we shall not sell these plots without obtaining NOC from Ghaziabad Development Authority

3. That the time period within which the project shall be completed is 03.06.2029.
4. That seventy percent of the amounts realized 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 parentage 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



Hand

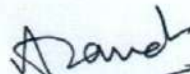
8. That promoter shall take all the pending approvals on time, from the competent authorities, if any.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartments plot or building, as the case may be, on any grounds.


Deponent

Verification

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

Verified by me at _____ on this day of _____


Deponent



ATTESTED

NOTARY PUBLIC DELHI
06 JUL 2024