



INDIA NON JUDICIAL

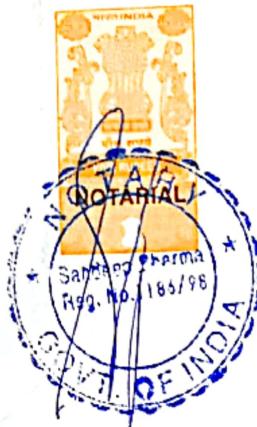


Government of National Capital Territory of Delhi

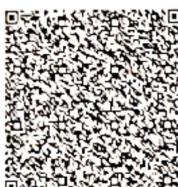
₹100

e-Stamp

Certificate No. : IN-DL47934918148948U
 Certificate Issued Date : 17-Jun-2022 03:08 PM
 Account Reference : IMPACC (IV) / dl954403/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDL95440380013682122340U
 Purchased by : IN INFRAESTATES LLP
 Description of Document : Article 5 General Agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : IN INFRAESTATES LLP
 Second Party : OTHERS
 Stamp Duty Paid By : IN INFRAESTATES LLP
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



सत्यमेव जयते



₹100

FORM "B"

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Chandan Srivastava designated partner of M/s IN INFRAESTATES LLP ("Promoter") a partnership company duly authorized by the promoter of the proposed project "The Element, vide its/his/their authorization dated 17-07-2023, do hereby solemnly declare, undertake and state as under:



IN INFRAESTATES LLP
Designated Partner

19 JUL 2023

Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.



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1. That M/s ISHAAN INFRAESTATES INDIA PVT. LTD. ("Land Owner") have/has a legal title to the land on which the development of the proposed project is to be carried out.
AND

An authenticated copy of the agreement between ISHAAN INFRAESTATES INDIA PVT. LTD. ("Land Owner") and IN INFRAESTATES LLP ("Promoter") for development of the real estate project is enclosed herewith.

2. That the said Parcel of land is "free from all encumbrances" (excluding installment of GDA), at the time of Registration of RERA for project "The Element".
3. That on or before 31.03.2028 the project called The Element shall be completed by IN INFRAESTATES LLP.
4. That seventy per cent of the amounts realized by the promoter for this 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 the 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 practicing 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment any apartment, plot or building, as the case may be, on any grounds.

IN INFRAESTATES LLP
Deponent
Designated Partner

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefore.

Verified by me at on this day of 19th July 2023.

Place : Ghaziabad

Date : 19.07.2023

IN INFRAESTATES LLP
Deponent
Designated Partner



ATTESTED
(Sandeep Sharma)
Reg. No. 1186/98
NOTARY PUBLIC
Ghaziabad (U.P.)

19 JUL 2023