



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹500

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Certificate No. : IN-DL35484570512167X
 Certificate Issued Date : 14-Aug-2025 01:05 PM
 Account Reference : IMPACC (IV)/dl1103903/ DELHI/ DL-SHD
 Unique Doc. Reference : SUBIN-DL110390304447086004826X
 Purchased by : BALWINDER SINGH EMAYA COMMERCIAL INFRA
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : BALWINDER SINGH EMAYA COMMERCIAL INFRA PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : BALWINDER SINGH EMAYA COMMERCIAL INFRA PVT LTD
 Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)

सत्यमेव जयते

Ombir Sangwan

Advocate & Notary

En. No. D/894/1995 Regd. 10665

Supreme Court & Delhi High Courts

Office: 25/1A, Munirka Nelson Mandela Marg, New Delhi-110067

Ch. No. : 5, Patiala House Courts, New Delhi-1

Mob: 9810019991 E-mail: sanowandocumentation@gmail.com

ATTESTED

OMBIR SANGWAN NOTARY PUBLIC DELHI

Regd. No. 10665, Govt. of India

Ch. No. : 5, Patiala House Court, N. Delhi-110001

Book No. 82 PG No. 81 SL No. 1486/2025

14 AUG 2025

Please write or type below this line

IN-DL35484570512167X

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. BALWINDER SINGH authorized person in EMAYA COMMERCIAL INFRA PRIVATE LIMITED, duly authorized by the Developer Promoter and Mr. LALIT MOHAN SHARMA duly authorized by Mrs. Reetu Durga, Mr. Manav Durga and Ms. Kanika Durga the Landowner Promoter of the proposed project named "THE CREEK".

I, Mr. BALWINDER SINGH, son of late Mr. Kuldeep Singh, major of age, Indian National authorized person in EMAYA COMMERCIAL INFRA PRIVATE LIMITED, duly authorized by the Developer Promoter and Mr. LALIT MOHAN SHARMA son of Mr. Inder Dev Sharma, major of age, Indian National authorized by Mrs. Reetu Durga, Mr. Manav Durga and Ms. Kanika Durga the Landowner Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Statutory Alert:

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



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(1) I have a legal title Report to the land on which the development of the Project is proposed.

OR

has a legal title Report to the land on which the development of the proposed project is to be carried out

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 project land is free from all encumbrances. -

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is **31/12/2027**.

(4) (a) For new projects: That seventy per cent of the amounts realized by me/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.

(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realized here in after by me/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.

OR

(ii) That entire amounts to be realized here in after by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2)

(I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.



- (6) That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant 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.
- (7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.
- (9) That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 14th August, 2025.



Mr. BALWINDER SINGH
Deponent

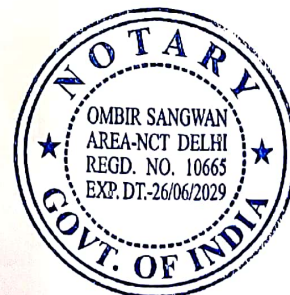


Mr. LALIT MOHAN SHARMA
Deponent

Verification

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

Verified by me at Delhi on 14th August, 2025.





Mr. BALWINDER SINGH
Deponent



Mr. LALIT MOHAN SHARMA
Deponent



ATTESTED

OMBIR SANGWAN NOTARY PUBLIC DELHI
Regd. No. 10665, Govt. of India
Ch. No.: 5, Patiala House Court, N. Delhi-110001
Book No. 2 PG No. 81 SL No. 1486/2025

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