

**Government of National Capital Territory of Delhi**

₹500

## e-Stamp

|                           |                                        |
|---------------------------|----------------------------------------|
| Certificate No.           | : IN-DL82847042153927X                 |
| Certificate Issued Date   | : 12-May-2025 04:12 PM                 |
| Account Reference         | : IMPACC (IV)/ dl984903/ DELHI/ DL-SAD |
| Unique Doc. Reference     | : SUBIN-DL8490304708035765535X         |
| Purchased by              | : SKYE INDIA DEVELOPERS                |
| Description of Document   | : Article 4 Affidavit                  |
| Property Description      | : Not Applicable                       |
| Consideration Price (Rs.) | : 0<br>(Zero)                          |
| First Party               | : SKYE INDIA DEVELOPERS                |
| Second Party              | : Not Applicable                       |
| Stamp Duty Paid By        | : SKYE INDIA DEVELOPERS                |
| Stamp Duty Amount(Rs.)    | : 500<br>(Five Hundred only)           |

सत्यमेव जयते



Please write or type below this line

NOTARY REGISTER No. 273

2025



**Statutory Alert:**

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at '[www.shcilestamp.com](http://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.

**FORM 'II'**  
[See rule 3(6)]

**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. ANUJ SETHI** Authorized Person in **SKYE INDIA DEVELOPERS**, promoter of the project named "**AERIUM**", duly authorized by the promoter of the proposed project,

I, **Mr. ANUJ SETHI** son of **Mr. S. K SETHI**, major of age, Indian national Partner in **SKYE INDIA DEVELOPERS**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That promoter have/has a legal title Report to the land on which the development of the project is proposed

1. That the Project land is free from 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

2. That the time period within which the project shall be completed by the promoter from the date of registration of project is **31/10/2028**.

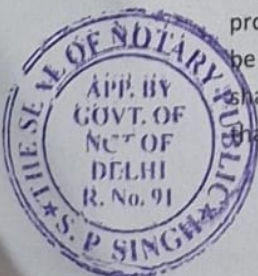
3. (a) For new projects: That seventy per cent of the amounts realized by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used 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 realised hereinafter 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 hereinafter 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.



4. 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.
5. 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 a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That the promoter shall take all the pending approvals on time, from the competent authorities.
7. That 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.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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.

Solemnly affirmed on \_\_\_\_ the day of May 2025.

14 MAY 2025

Mr. ANUJ SETHI  
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 on this \_\_\_\_ day of May 2025.

14 MAY 2025



Mr. ANUJ SETHI  
Deponent

**ATTESTED**

NOTARY PUBLIC  
DELHI (INDIA)

NOTARY REGISTER No. 273

2025

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14 MAY 2025