



सत्यमेव जयते

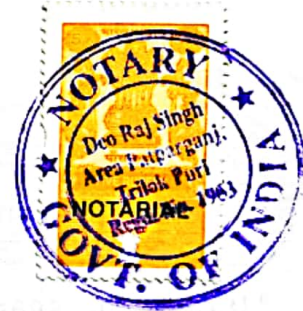
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹500

e-Stamp

Certificate No. : IN-DL83699240667603U
 Certificate Issued Date : 31-Jan-2022 01:45 PM
 Account Reference : IMPACC (IV)/ dl859003/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL85900357545834309366U
 Purchased by : K D S Constructions
 Description of Document : Article 4 Declaration
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : K D S Constructions
 Second Party : Not Applicable
 Stamp Duty Paid By : K D S Constructions
 Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)



Please write or type below this line

FORM 'II'

[See rule 3(6)]

FORM OF 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. Dheeraj Kohli Partner in K D S Constructions duly authorized by the promoter of the proposed project named "Belle Vue", vides its/his/their authorization no. N.A. dated 29th January, 2022;

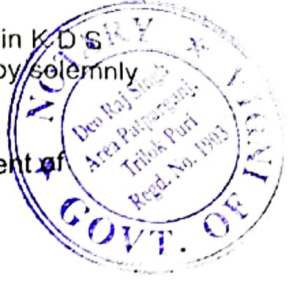
Dheeraj Kohli

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at www.shrestamp.com or using e-Stamp Mobile App. For details on this Certificate and as available on the website / Mobile App refer to the instructions on the back of the certificate.
 2. The user of the certificate is on the users of the certificate.
 3. In case of any discrepancy, please inform the Competent Authority.



- I, Mr. Dheeraj Kohli son of Mr. Kiran Kohli aged 46 Years, Indian national Partner in K.D.S. Constructions, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



- (1) That I/promoter have/has a legal title Report to the land on which the development of The Project is proposed

OR

Have/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 20/12/2024
- (4) (a) For new projects: That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottee, 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 hereinafter by me/promoter for the real estate project from the allottee, 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.

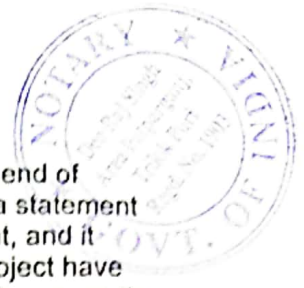
OR

- (ii) That entire amounts to be realized hereinafter by me/promoter for the real estate project from the allottee, 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.

Dheeraj Kohli



Contd..3.



- (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 31st January, 2022

Mr. Dheeraj Kohli
Deponent

Dheeraj Kohli

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 31st January, 2022

Dheeraj Kohli

Mr. Dheeraj Kohli
Deponent

ATTESTED
[Signature]
**NOTARY PUBLIC
DELHI (INDIA)**



I hereby Attested the Signatures of Mr. Dheeraj Kohli who is identified by Self by producing original Aadhaar Card Number

31 JAN 2022



ATTESTED
[Signature]
**NOTARY PUBLIC
DELHI (INDIA)**
31 JAN 2022