



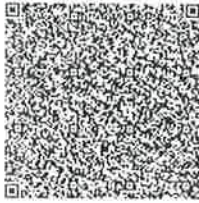
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL08007756305091V
Certificate Issued Date	: 19-May-2023 01:14 PM
Account Reference	: IMPACC (IV)/ dl889803/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL88980386324108925263V
Purchased by	: SKYTOWN 95 DEVELOPMENTS LLP
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SKYTOWN 95 DEVELOPMENTS LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: SKYTOWN 95 DEVELOPMENTS LLP
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. AMIT LAKHANPAL** Authorized Partner of **SKYTOWN95 DEVELOPMENTS LLP**, promoter of the project named "**BORDA HEIGHTS**" duly authorized by the promoter of the proposed project, vide its authorization dated NA;

I, **Mr. AMIT LAKHANPAL** Son of **Mr. ANIL SHARMA**, aged 52 years, duly authorized by of **SKYTOWN95 DEVELOPMENTS LLP**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Amit Lakhpal

of Ministry Alert!

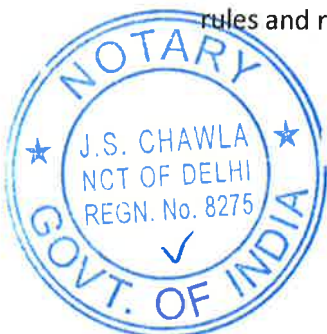
- (1) That I/promoter have a legal title Report to the land on which the development of the project is proposed

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.

1. That the Project land is free from encumbrances.
2. That the time period within which the project shall be completed by the promoter from the date of registration of project is **21/04/2026**.
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 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.
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.



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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.

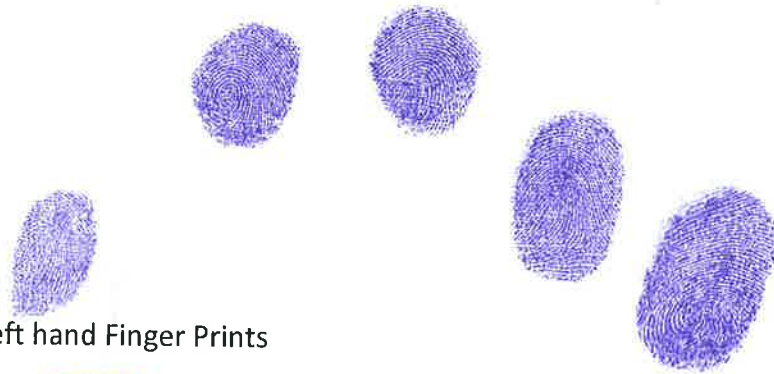
Solemnly affirmed on ____ day of May 2023.

Amit Lakhnarpal

Mr. AMIT LAKHANPAL
Deponent



Right hand Finger Prints



Left hand Finger Prints

T. Thumb Impression Right / Left hand
ATTESTED
J.S. Chawla
(J.S. CHAWLA)
NOTARY PUBLIC DELHI

20 MAY 2023



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 _____ on this 20 MAY 2023 day of May 2023.

Sunil Kumar
SUNIL KUMAR

I identify the deponent who has signed/put T in my presence

ATTESTED
J.S. Chawla
(J.S. CHAWLA)
NOTARY PUBLIC DELHI

20 MAY 2023

Amit Lakhnarpal

Mr. AMIT LAKHANPAL
Deponent

J.S. CHAWLA
NOTARY
Ch. No. 278-C, Patishan House Gurgaon
New Delhi-110001
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