

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi



सत्यमेव जयते

### e-Stamp

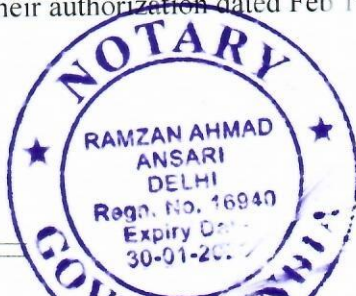
Certificate No. : IN-DL56422845314169T  
Certificate Issued Date : 06-Mar-2021 03:14 PM  
Account Reference : IMPACC (IV)/ dl700603/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL70060314839527573784T  
Purchased by : TOLANI DEVELOPERS PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : TOLANI DEVELOPERS PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : TOLANI DEVELOPERS PVT LTD  
Stamp Duty Amount(Rs.) : 500  
(Five Hundred only)



Please write or type below this line.

### Affidavit cum Declaration

Affidavit cum Declaration of M/s. TOLANI DEVELOPERS PVT LTD. promoter of the proposed project "CASA MARIA" / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated Feb 1<sup>st</sup> 2021;



For Tolani Developers Pvt. Ltd.

*[Signature]*  
Director

#### Statutory Alert:

1. 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 the 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.

I, Hemant Tolani promoter of the proposed project / 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 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.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 2 years, that is 31<sup>st</sup> Jan 2023.
4. That seventy per cent of the amounts realised 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.
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 I / 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 chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

Verification

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

Verified by me at 06<sup>th</sup> Mar 2021.

For Tolani Developers Pvt. Ltd.  
Hemant Tolani  
Deponent  
Director

For Tolani Developers Pvt. Ltd.  
Hemant Tolani  
Deponent  
Director

ATTESTED  
NOTARY PUBLIC

06 MAR 2021

