



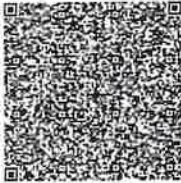
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL48364805824936Y
Certificate Issued Date	: 08-Jul-2026 11:03 AM
Account Reference	: IMPACC (IV)/ dl857503/ DELHI/ DL-SAD
Unique Doc. Reference	: SUBIN-DL48364805824936Y
Purchased by	: OLALIAN ESTATE PRIVATE LIMITED
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: OLALIAN ESTATE PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: OLALIAN ESTATE PRIVATE LIMITED
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**

Chauhan

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoelstamp.com' or using e-Stamp Mobile App of Bank 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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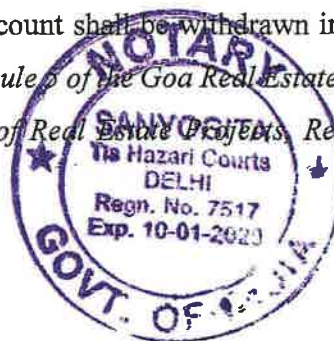
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. AKSHAY CHAUDHRY**, promoter of the project named **EL CUENTO** duly authorised by the promoter of the proposed project, vide his authorisation No. (2024-2025/10) dated 15-01-2025;

I, **Mr. AKSHAY CHAUDHRY**, son of Mr. Ajay Chaudhary, age 41 years, Indian National, Business, holder of PAN Card No. [REDACTED] resident of E-47, sector 39, Near Ryan International School, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201301, promoter of the proposed project, duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the 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.
2. That the project land is free from all encumbrances, charges, claims, litigations or any third-party rights.
3. That the time period within which the project shall be completed by the Promoter is 26-05-2030.
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 schedule commercial bank to cover.
5. The amount from the separate account shall be withdrawn in accordance with section 4(2)(1)(D) read with rules of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of

A. Chaudhary



Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017

- a. That, the Promoter have already opened a separate Bank Account for the same, bearing account Number- 10211516125 in IDFC First Bank, Gurgaon, Galleria Branch.
- b. That “**EL CUENTO**”, is a new project which shall be completed through Public Financing, and as per *section 4(2)(l)(D) of The Real Estate (Regulation and Development) Act, 2016*, a separate bank account is required in case of public financed project.

i. Project Bank Account details:

Details of the account maintained for the project:

Olalian Estate Pvt Ltd EL CUENTO RERA Designated Account

Account Number: 10211516125

Bank: IDFC First Bank

IFSC Code: IDFCB0020131

Branch: Gurgaon Galleria Branch

Address: Ground Floor, Unit No. 23&24, DLF Cross Point,
DLF City, Phase IV, Gurgaon - 122002.

6. That 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.

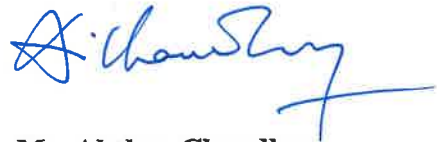
A. Chaudhary



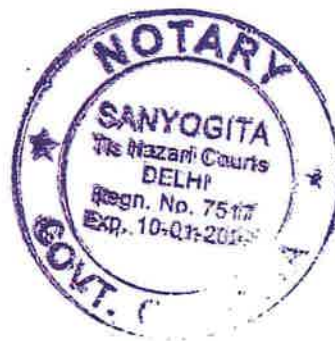
8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under *sub-section (2) of Section 4 of the Act and under rule 3 of the said Rules*, within seven days of the said changes occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

Solemnly affirmed before me on this 08 day of the month of July, 2026 at Delhi.

DEPONENT



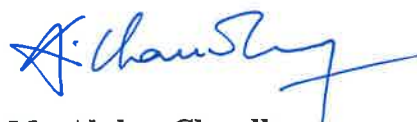
Mr. Akshay Chaudhry
Authorised Signatory
OLALIAN ESTATE PRIVATE LIMITED
For the Promoter



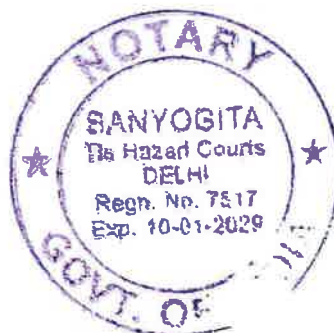
VERIFICATION

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

Verified by me at Delhi on this 08 day of the month of July, 2026.



Mr. Akshay Chaudhry
Authorised Signatory
OLALIAN ESTATE PRIVATE LIMITED
For the Promoter

A rectangular notary seal for Sanyogita, a Notary Public in Delhi. The seal contains the text: "NOTARY PUBLIC DELHI".

NOTARY PUBLIC DELHI

08 JUL 2026