



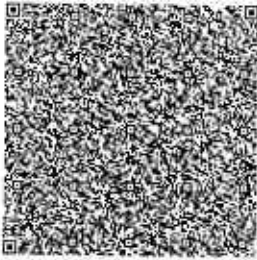
सत्यमेव जयते

# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.	: IN-DL09234909904542Q
Certificate Issued Date	: 28-Nov-2018 04:22 PM
Account Reference	: IMPACC (IV)/ dl777203/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL77720323523040250228Q
Purchased by	: COSMOS INFRA ENGINEERING INDIA PVT LTD
Description of Document	: Article 4 Declaration
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: COSMOS INFRA ENGINEERING INDIA PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: COSMOS INFRA ENGINEERING INDIA PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

### FORM-B

[see rule 3(4)]

### DECLARATION

Affidavit cum Declaration of Mr. Pranav Mittal promoter of the proposed project / Cosmos Green Bhiwadi duly authorized by the promoter of the proposed project vide its/his/their authorization dated 07/08/2018

For Cosmos Infra Engineering (India) Pvt. Ltd.

  
Director

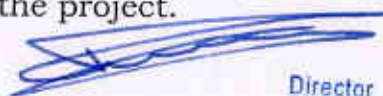


#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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, Pranav Mittal Son Sh. Vinod Mittal aged 28 years R/o Rishi Apartment, 4, Battery Lane, Civil Lines, Delhi - 110 054 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land is owned by way of lease deed dated 30/03/2007 Area -54814 sq. mtr., 03/12/2009 Area 8200 sq. mtr. and 21/08/2013 Area 66,660 sq. mtr. Total Re-constituted Area - 1,29,674 sq. mtr executed between promoter and UIT Bhiwadi in the name of M/s Innovative Colonisers Pvt. Ltd and Cosmos Infra Engineering India Pvt. Ltd. who has a legal title to the land on which the development of the project is proposed 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 or phase thereof, as the case may be, is enclosed with application.
2. That details of encumbrances of INR 80.00 Cr. as on date (LIC Housing Finance Ltd.) including details of any rights, title, interest or name of any party in or over such land, along with details is enclosed.
3. That the time period within which the project **LOTUS COSMOS GREENS** having phase area 12000.79 Sq. Mtr. shall be completed by promoter is 1<sup>st</sup> Day of October 2022.
4. That seventy per cent of the amounts realized by 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 only 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

  
Director



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 specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I /promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment; plot or building, as the case may be, on any grounds.

For Cosmos Infra Engineering (India) Pvt. Ltd.

  
Director

**Deponent**

**Verification**

I Pranav Mittal Son of Sh. Vinod Mittal aged 28 years R/o Rishi Apartment, 4, Battery Lane, Civil Lines, Delhi- 110054 do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing has been concealed by me therefrom.

For Cosmos Infra Engineering (India) Pvt. Ltd.


Verified by me at Delhi on this 03<sup>rd</sup> day of October 2018.

  
Director

**Deponent**



**ATTESTED**

  
NOTARY PUBLIC  
DELHI (INDIA)

**28 NOV 2018**