

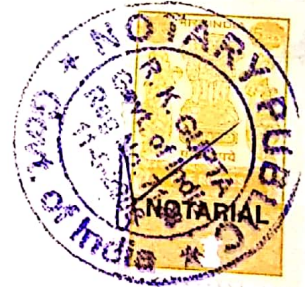
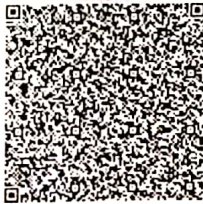
सत्यमेव जयते

## INDIA NON JUDICIAL

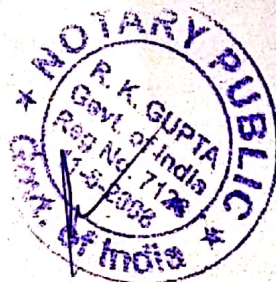
### Government of National Capital Territory of Delhi

#### e-Stamp

Certificate No.	: IN-DL22086722405912R
Certificate Issued Date	: 16-Jul-2019 10:13 AM
Account Reference	: IMPACC (IV)/ dl828003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL82800350198274342720R
Purchased by	: Gulshan Homes and Infrastructure Pvt Ltd
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Gulshan Homes and Infrastructure Pvt Ltd
Second Party	: Not Applicable
Stamp Duty Paid By	: Gulshan Homes and Infrastructure Pvt Ltd
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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16 JUL 2019



**FORM 'B'**  
**[See rule 3(4)]**

**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. Sharad Kumar Arora ~~promoter of the proposed project~~ / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28.06.2019.

I, ~~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.

OR

\_\_\_\_\_ have/has a legal title to the land on which the development of the proposed project is to be carried out. - NOT APPLICABLE

AND

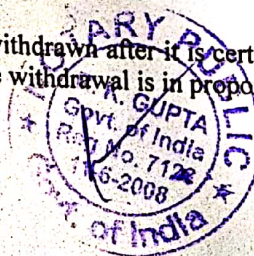
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.- NOT APPLICABLE

2. That the said land is free from all encumbrances.

OR

☒ That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details is given in Annexure- A attached

3. That the time period within which the project shall be completed by me/promoter is 72 MONTHS
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.



1

For Gulshan Homes And Infrastructure Pvt. Ltd.

**16 JUL 2019**

Authorised Signatory



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.

For Gulshan Homes And Infrastructure Pvt. Ltd.

  
DEPONENT  
Authorised Signatory

### 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 on this day of 15th JULY 2019

For Gulshan Homes And Infrastructure Pvt. Ltd.

  
Authorised Signatory

DEPONENT



ATTESTATION  
R. K. GUPTA  
Govt. of India  
16

16 JUL 2019

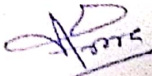


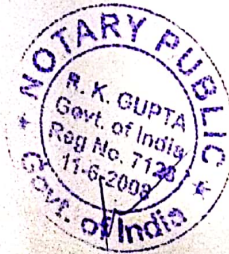
**DETAILS OF ENCUMBRANCES**

A charge by way of equitable mortgage has been created in favour of JM Financial Credit Solutions Ltd. having its registered office at 7<sup>th</sup> Floor, Energy, Appasaheb Marathe Marg. Prabhadevi, Mumbai on the entire Project land situated at Plot no. C3, E1, Sector-129 Noida, Uttar Pradesh and construction (present and future) thereon for securing the Term loan facilities of Rs. 150 crore (Rupees one hundred fifty crore) sanctioned to the Company for part financing the development / construction cost of the said project.

Date :

For Gulshan Homes and Infrastructure Pvt. Ltd.

  
(Authorised Signatory)



16 JUL 2019