



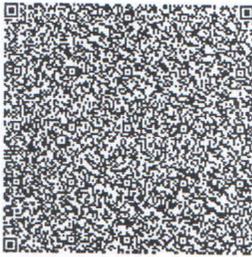
सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

|                           |  |
|---------------------------|--|
| Certificate No.           | : IN-DL08424824980612P                 |
| Certificate Issued Date   | : 21-Jul-2017 02:12 PM                 |
| Account Reference         | : IMPACC (IV)/ dl939303/ DELHI/ DL-DLH |
| Unique Doc. Reference     | : SUBIN-DL93930317981588475233P        |
| Purchased by              | : ASSOTECH REALTY PVT LTD              |
| Description of Document   | : Article 4 Affidavit                  |
| Property Description      | : Not Applicable                       |
| Consideration Price (Rs.) | : 0<br>(Zero)                          |
| First Party               | : ASSOTECH REALTY PVT LTD              |
| Second Party              | : Not Applicable                       |
| Stamp Duty Paid By        | : ASSOTECH REALTY PVT LTD              |
| Stamp Duty Amount(Rs.)    | : 10<br>(Ten only)                     |



.....Please write or type below this line.....

This stamp paper is an integral part of Affidavit executed by Mr. Salil Kumar as authorized person of Assotech Realty Pvt. Ltd.

*Salil Kumar*

#### 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.

This affidavit is an integral part of stamp paper no. IN-DL08424824980612P dated July 21, 2017

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. Salil Kumar duly authorized by the promoter of the ongoing project "**Assotech Business Cresterra**"- Phase - 2, vide Board Resolution dated July 3, 2017.

I, Salil Kumar duly authorized by the promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

1. That Assotech Realty Private Limited have a legal title to the land on which the development of the ongoing project is being carried out
2. That details of encumbrances are as per "**Annexure A**" including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
3. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> Dec 2021.
4. That seventy per cent of the amounts realised by the promoter for the real estate project from the Allotees, 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 by the promoter 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any Unit, apartment, plot or building, as the case may be, on any grounds.

  
Deponent

#### 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 New Delhi on July 27, 2017.

  
Deponent

The details of encumbrances on the land on which development of project is proposed including any rights, title, interest, or name of any party in or over such land along with details.

| S. No. | Bank / FI Name<br>All Bank details | Primary Security   |
|--------|------------------------------------|--|
| 1      | SIDBI                              | Paripassu First Charge on Immovable Property both Present and Future of the Project ABC i.e Land plus Building with IFCI Ltd. (Both ABC Phase - 1 and ABC Phase - 2) |
| 2      | IFCI Ltd                           | Paripassu First Charge on Immovable Property both Present and Future of the Project ABC i.e Land plus Building with SIDBI. (Both ABC Phase - 1 and ABC Phase - 2)    |