



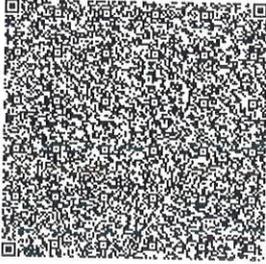
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL78568306970509Q
Certificate Issued Date	: 20-Jan-2018 12:32 PM
Account Reference	: IMPACC (IV)/ dl860303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL86030360270758322372Q
Purchased by	: SAMRIDHI REALTY HOMES PVT LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SAMRIDHI REALTY HOMES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SAMRIDHI REALTY HOMES PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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



For Samridhi Realty Homes Pvt. Ltd.

AS
Director/Authorised Signatory

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.

FORM B
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of SAMRIDHI REALTY HOMES PRIVATE LIMITED

I, Dinesh Kumar Gupta, S/o Sh. Bodu Ram Gupta, Resident 156, Vigyan Vihar, Delhi - 110092, promoter ongoing project "SAMRIDHI GRAND AVENUE" situated at Plot No. DV-GH 09D OF GH-09, Sector-Techzone-IV, Greater Noida, do hereby solemnly declare, undertake and state as under:

- 1.) That **Samridhi Realty Homes Pvt Ltd** have a legal title to the land on which the development of the project is proposed

AND

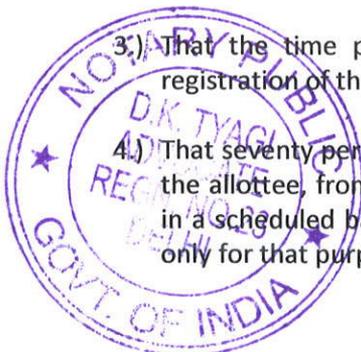
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

- 2.) That the details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details as under:

S.No.	Details of encumbrances
1.	As per the Memorandum of Entry recording deposit of title deeds executed on 16/01/2018 and Declaration dated 15/01/2018, the promoter has inter alia mortgaged the Project property with the name "Samridhi Grand Avenue" on the land admeasuring 27,989 Sq meters i.e. 6.92 acres at Plot No. DV-GH-09 D Sector- Tech Zone-IV, Greater Noida in the State of Uttar Pradesh together with all buildings and structures thereon in favour of Indiabulls Housing Finance Limited as security for the Loan Amount of Rs. 80.00 Crores(Rs. Eighty Crores only).

- 3.) That the time period within which the project shall be completed from the date of registration of the Project: **on or before 31st December 2019.**

- 4.) That seventy per cent of the amounts realized by promoter for the real estate project from the allottee, 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.



For Samridhi Realty Homes Pvt. Ltd.

Director/Authorised Signatory

- 4.) That seventy per cent of the amounts realized by promoter for the real estate project from the allottee, 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 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 shall take all the pending approvals on time, from the competent authorities.
- 9.) That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10.) That I 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 Samridhi Realty Homes Pvt. Ltd.
Deponent
Director/Authorised Signator

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 Delhi on this 6th day of February, 2018

For Samridhi Realty Homes Pvt. Ltd.
Deponent
Director/Authorised Signator



ATTESTED
NOTARY PUBLIC DELHI
GOVT OF INDIA

7 FEB 2018