

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi



सत्यमेव जयते

### e-Stamp

**Certificate No.**

: IN-DL47114367823446P

**Certificate Issued Date**

: 30-Oct-2017 05:33 PM

**Account Reference**

: IMPACC (IV)/ dl747903/ DELHI/ DL-DLH

**Unique Doc. Reference**

: SUBIN-DLL74790396350356878447P

**Purchased by**

: AIMS SANYA DEVELOPERS PVT LTD

**Description of Document**

: Article 4 Affidavit

**Property Description**

: Not Applicable

**Consideration Price (Rs.)**

: 0  
(Zero)

**First Party**

: AIMS SANYA DEVELOPERS PVT LTD

**Second Party**

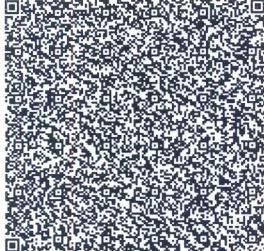
: Not Applicable

**Stamp Duty Paid By**

: AIMS SANYA DEVELOPERS PVT LTD

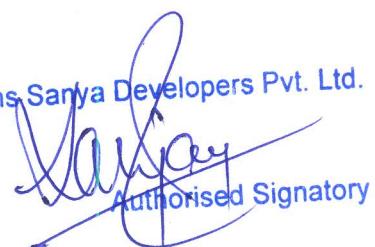
**Stamp Duty Amount(Rs.)**

: 10  
(Ten only)



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

For Aims Sanya Developers Pvt. Ltd.

  
Subin Sanyal  
Authorised Signatory

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "[www.shcilestamp.com](http://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)]

**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 M/s. Aims Sanya Developers Private Limited, promoter of the proposed project "The Tempean – Phase 1" situated at plot C – 171/1 Sector – 15, Noida, Uttar Pradesh through their duly authorized signatory vide their authorization dated, 24.07.2017.

I, Sanjay Thukral S/o, Shri, I R Thukral R/o, E – 47, Saket, New Delhi – 110017 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

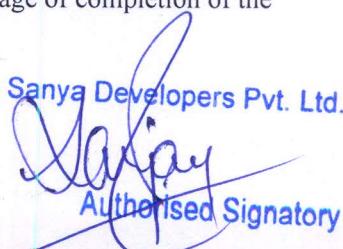
1. That the promoter has a legal title to the land on which the development of the project is proposed

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.

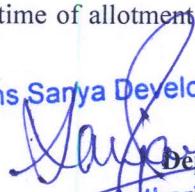
2. That the said land is free from all encumbrances, except the payment due to Noida Authority under deferment payment scheme.
3. That the time period within which the project shall be completed by promoter is 72 months.
4. That seventy per cent of the amounts realised by promoter for the real estate 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 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 the 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.

For Aims Sanya Developers Pvt. Ltd.

  
Sanjay  
Authorised Signatory

8. That the promoter shall take all the pending approvals on time, from the competent authorities.
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, on any grounds.

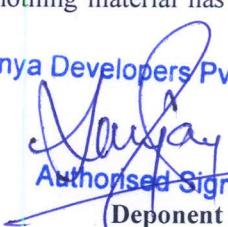
For Aims Sanya Developers Pvt. Ltd.

  
Deponent  
Authorised Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

For Aims Sanya Developers Pvt. Ltd.

  
Authorised Signatory  
Deponent

Verified by me at New Delhi on this 30<sup>th</sup> day of Oct 2017.