



सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

**Certificate No.**

: IN-DL14528417786604P

**Certificate Issued Date**

: 03-Aug-2017 02:50 PM

**Account Reference**

: IMPACC (IV)/ dl960303/ DELHI/ DL-DLH

**Unique Doc. Reference**

: SUBIN-DLL96030330349344363285P

**Purchased by**

: ANNIKA PROMOTERS PRIVATE LIMITED

**Description of Document**

: Article 4 Affidavit

**Property Description**

: Not Applicable

**Consideration Price (Rs.)**

: 0  
(Zero)

**First Party**

: ANNIKA PROMOTERS PRIVATE LIMITED

**Second Party**

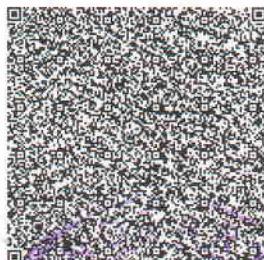
: Not Applicable

**Stamp Duty Paid By**

: ANNIKA PROMOTERS PRIVATE LIMITED

**Stamp Duty Amount(Rs.)**

: 100  
(One Hundred only)



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

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

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Nirmal Jain Managing Director DIN-00283406, promoter of the proposed project "MCC Signature Heights – Phase II, by the promoters Annika Promoters Private Limited of the proposed project, vide their authorization dated 26.07.2017

**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.

We, promoter of the proposed project by the promoter Annika Promoters Private Limited of the proposed project "MCC Signature Heights - Phase II", do hereby solemnly declare, undertake and state as under:

1. That Annika Promoters Private Limited promoter of the proposed project have a legal title to the land on which the development of the project proposed

OR

Annika Promoters Private Limited have a legal title to the land on which the development of the proposed project is to be carried out

AND

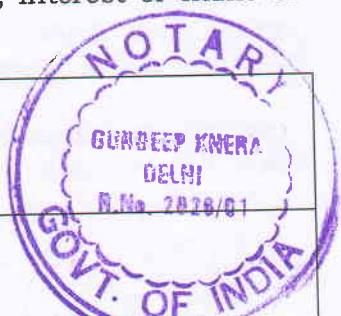
legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith

2. That the said land is free from all encumbrances

OR

That detail of encumbrances including detail of any right, title, interest or name of any party in or over such land, along with details as below :

S. No	Encumbrances Details
1	<p>All that piece and parcel of land</p> <ul style="list-style-type: none"><li>1) Adm. 11222.1342 sq. mtr being a portion of the land comprising of khasra no. 981</li><li>2) Adm. 2150 sq. mtr being a portion of the land comprising of khasra no. 976</li><li>3) Adm. 806.84 sq. mtr being a portion of the land comprising of khasra no. 977</li></ul> <p>Situated at Rajnagar Extension, Noor Nagar, Ghaziabad, has been mortgaged in favour of PNB Housing Finance Limited amounting Rs. 19.80 Crores.</p>



3. That the time period within which the project shall be completed by Annika Promoters Private Limited ,promoter is 25<sup>th</sup> February - 2022.

4. That seventy per cent of the amounts realised by Annika Promoters Private Limited, 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 by Annika Promoters Private Limited, 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 Annika Promoters Private Limited 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 Annika Promoters Private Limited shall take all the pending approvals on time, from the competent authorities.

9. That promoter Annika Promoters Private Limited have furnished, such other documents as have been prescribed by rules, as and regulations made under the Act.

10. That promoter Annika Promoters Private Limited 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.



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 this 28 day of July, 2017.



Deponent  
ATTESTED  
Notary Public

04 AUG 2017