

**Government of National Capital Territory of Delhi**

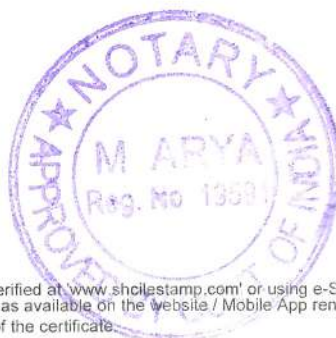
## e-Stamp

Certificate No.	: IN-DL77249920953813W
Certificate Issued Date	: 22-Apr-2024 05:52 PM
Account Reference	: IMPACC (PF)/ dl766013/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL76601312901538108567W
Purchased by	: E HOMES INFRASTRUCTURE PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: E HOMES INFRASTRUCTURE PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: E HOMES INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)

सत्यमेव जयते



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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'**

**Affidavit cum Declaration**

Affidavit-cum-Declaration of Mr. Rajeev Arora, duly authorized by the Promoter, M/s E-Homes Infrastructure Private Limited, of the proposed phase/project, vide its/his/their authorization dated 23.04.2024;

I, Rajeev Arora, duly authorized by the Promoter, M/s E-Homes Infrastructure Private Limited, of the proposed phase/project, do hereby solemnly declare, undertake and state as under:

1. That, Promoter has a legal title to the land on which the development of the phase/project is proposed.
2. That the said land is free from any material encumbrances (save and except loan/ debt of **120.00 crores**, further extendable as per requirement, subject to contents of non-encumbrance certificate).
3. That the time period within which the phase/project shall be completed by Promoter is **22 Apr 2029**.
4. That, seventy per cent of the amounts realized by Promoter for the real estate phase/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 That, the amounts from the separate account to cover the cost of the phase/project shall be withdrawn in proportion to the percentage of completion of the phase/project.
6. That, the amounts from the separate account shall be withdrawn after it is certified quarterly by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the phase/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 phase/project have been utilized for the phase/project and the withdrawal has been in compliance with the proportion to the percentage of completion of the phase/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 rules and regulations made under the Act.
10. That, 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. Note: the project end date has been updated to match the building plan validity date and further extension shall be given by Hon'ble UPRERA after re-validation of building plans for such further period.

**Verification**

  
**Deponent**

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this **- 8 MAY 2024** day of .....

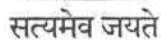
  
**Deponent**



**ATTESTED**  
**NOTARY PUBLIC**

**- 8 MAY 2024**





**Government of National Capital Territory of Delhi**

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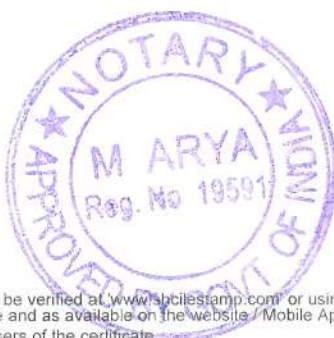
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IN-PL77249801EB22



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3. In case of any discrepancy please inform the Competent Authority.

## AFFIDAVIT

This Affidavit is made at New Delhi on 24.04.2024 by M/s E-Homes Infrastructure Private Limited (Promoter) duly incorporated under the Companies Act, 2013, having its registered office at DASNAC, Annexe -1, ECE House, 28A, Kasturba Gandhi Marg, New Delhi through its Director Rajeev Arora.

In reference to the above fact, I undertake the below mentioned:

"DASNAC WESTMINSTER" is a completely new launched project which is registered under category "New", with no sales / booking as on date.

Also, it is further stated that in the future there shall be multiple phase registrations, additional construction, addition and alteration at the plot/ site of the phase by Promoter.

I, solemnly state that the contents of this undertaking are true to the best of my knowledge.

  
Deponent


## Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at New Delhi on this date of 24.04.2024.

  
Deponent

  
**ATTESTED**  
**NOTARY PUBLIC**  
**24 APR 2024**

  
NOTARY  
M ARYA  
Reg. No 19591  
APPROVED BY GOVT OF INDIA