



उत्तर प्रदेश UTTAR PRADESH

35AD 715929

*[A long, thin, diagonal blue line, likely a signature or mark.]*

For AJNARA REALTECH LTD.

Authorised Signatory



श्रीम १३ स्टाम्प विक्रेता की तिथि २०/०१/११

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रय का नाम व पूरा पता

स्टाम्प की बगल में १२१

तनु स्टाम्प विक्रेता ला० नं०-४६०,

लाईसेन्स की अवधि ३१-३-११ तक

२००६-०७ वि.स. श्रेष्ठ बाजार प्रान्तगत इन्द्रापुरी, पञ्जाब

Ajnara Realtech Ltd

D-247/26, Sector-63,

Noida, U.P.,



**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 Ajnara Realtech Limited, promoter of the proposed project "Prime Tower, Le Garden (Tower - P) Registration No. UPRERAPRJ14530"/ duly authorized by the promoter of the proposed project, vide its / his / their authorization dated 30<sup>th</sup> December 2017; I, Rajdeep Saxena S/o Sh. H.N. Saxena, R/o 346-B, Pocket-E, GTB Enclave, Dilshad Garden Delhi duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

\_\_\_\_\_ have/has a legal title to the land on which the development of the proposed project is to be carried out

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.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2021.
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

For AJNARA REALTECH LTD.

Authorized Signatory



9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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 AJNARA REALTECH 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 therefrom.

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

For AJNARA REALTECH LTD.

  
Deponent  
Authorised Signatory



...13... date... 30/12/2017  
Shri. M/s. Ajnara Realtech Limited Promoter  
R/o ... Delhi ... Rajdeep Saxena s/o H.N. Saxena

  
KAILASH CHANDAR SHARMA  
Advocate & NOTARY  
GHAZIABAD (U.P.)

30 DEC 2017