



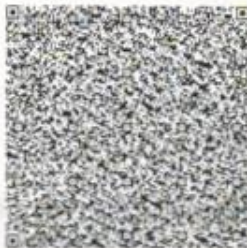
सत्यमेव जयते

# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.	: IN-DL17908673870926P
Certificate Issued Date	: 12-Aug-2017 03:53 PM
Account Reference	: IMPACC (IV)/ dl804303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL80430337072683485379P
Purchased by	: AJNARA INDIA LIMITED
Description of Document	: Article Others
Property Description	: AS ANNEXED
Consideration Price (Rs.)	: 0 (Zero)
First Party	: AJNARA INDIA LIMITED
Second Party	: AS ANNEXED
Stamp Duty Paid By	: AJNARA INDIA LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line.



17 AUG 2017

### 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)]

**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 India Limited, promoter of the proposed project "Ajnara Grand Heritage Tower K (Clock Tower & Central Plaza) Registration No. UPRERAPRJ5655"/ duly authorized by the promoter of the proposed project, vide its / his / their authorization dated 04 August 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 31/12/2020.
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.

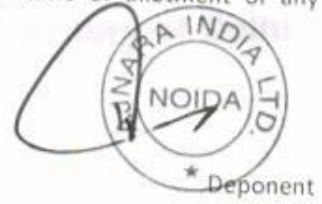


17 AUG 2017





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.



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 \_\_\_\_\_.



ATTESTATION

R. K. Gupta  
Notary Public  
Govt. of India

10 7 AUG 2011