



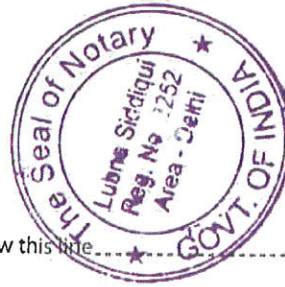
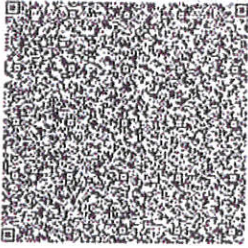
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL73369476969935Q
Certificate Issued Date	: 04-Sep-2018 03:23 PM
Account Reference	: IMPACC (IV)/ dl775803/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL77580350974507250658Q
Purchased by	: NEW MODERN BUILDWELL PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: NEW MODERN BUILDWELL PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: NEW MODERN BUILDWELL PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

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

For New Modern Buildwell Private Limited

Authorized Signatory

Statutory Alert:

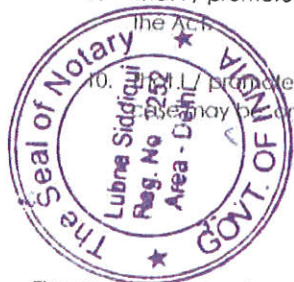
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration of M/s NEW MODERN BUILDWELL PRIVATE LIMITED, promoter of the proposed project, **Navyug Tower 15 (Phase 3)** /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 4th September 2018.

I promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/S PRAYAG DAIRY FARMING PRIVATE LIMITED 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/promoted is 60 months.
4. That seventy percent of the amounts realised 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 a 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 utilised 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.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under

10. That I / promoter shall not discriminate against any Allottees 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 there from.

Verified by me at New Delhi on this day of 4th September 2018.

ATTESTED
NOTARY PUBLIC
NEW DELHI

04 SEP 2018

For New Modern Buildwell Private Limited

Authorized Signatory

For New Modern Buildwell Private Limited

Authorized Signatory
Deponent