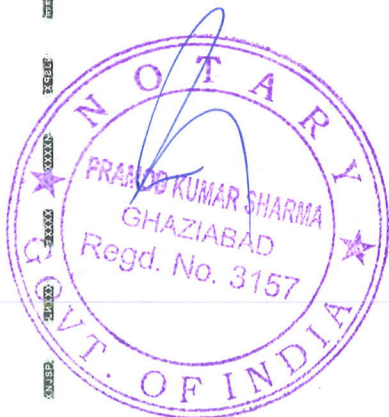


उत्तर प्रदेश UTTAR PRADESH

EN 846092

This Stamp Paper is attached to and is an integral part of **Form – B** (Affidavit-Cum-Declaration) for UP RERA Registration of “58 HIGH STREET” Project situated at Khasra No.- 1102, Village Noor Nagar, NH -58, Raj Nagar Extension, Ghaziabad, U.P., ZIP - 201017.



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FORM B
[See rule 3(4)]

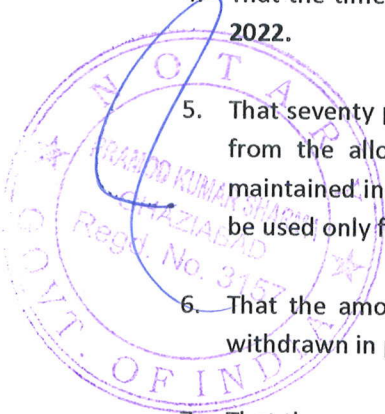
Affidavit-cum-Declaration



This Affidavit-cum-Declaration is made on this 30th day of March, 2019 at Ghaziabad.

Affidavit cum Declaration of Mr. Ajay Singhal S/o Late Shri Y. R. Singhal in capacity of Director of Charms India Pvt. Ltd. having its Corporate Office at Charms Castle, Khasra No-1055,1056,1099, Noor Nagar, N.H. -58, Main 6-Lane Highway, Raj Nagar Extension, Ghaziabad, U.P., ZIP- 201017 (The Company is Hereinafter referred to as the Promoter) of the "58 HIGH STREET", (Hereinafter referred to as the Project) situated at Khasra No. -1102, Village Noor Nagar, N.H. -58, Raj Nagar Extension, Ghaziabad, U.P., ZIP - 201017 vide its authorization through Board Resolution dated 15.03.2019 do hereby solemnly declare, undertake and state as under:

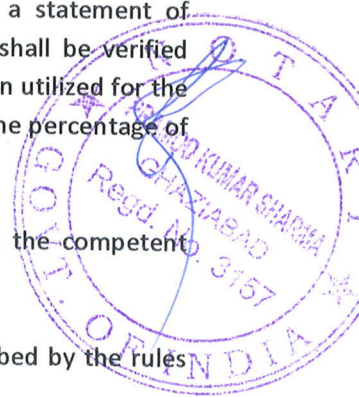
1. That a Commercial project namely "58 HIGH STREET" being developed by the promoter situated at Khasra No. -1102, Village Noor Nagar, Raj Nagar Extension, Ghaziabad, U.P., ZIP - 201017 admeasuring 5,376 Sq. Mtrs.
2. That the "Promoter", Charms India Pvt. Ltd., has clear and legal title of the project land and all the Layout Plans, Maps has been approved in its name by Ghaziabad Development Authority (GDA) for above mentioned project.
3. That the company has availed a Term Loan from ECL Finance Ltd. against the said project. However, the promoter will obtain "No objection Certificate" (i.e. NOC) from the Lenders for sale of the individual unit to the prospective buyers subject to the conditions of the lender's sanction terms.
4. That the time period within which the project shall be completed by promoter is 30th June, 2022.
5. That seventy per cent of the amounts to be realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate bank account maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. That the amount from such separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after obtaining a certificate from an Engineer, an Architect and a Chartered Accountant in practice certifying that the withdrawal is in proportion to the percentage of completion of the project.



05 APR 2019

(Signature)

8. 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 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.
9. That Promoter shall take all the pending approvals if any on time, from the competent authorities.
10. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That Promoter shall not discriminate against any allottees at the time of allotment of any commercial space/ unit/ complex, as the case may be, on any grounds.



[Signature]

Deponent

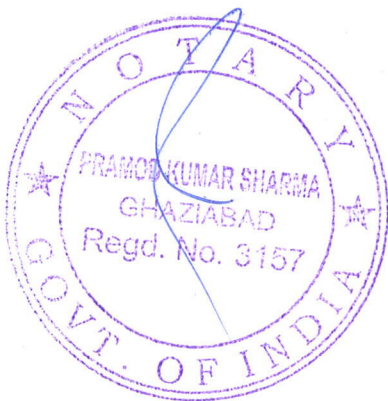
Verification

The contents of my above Affidavit-cum-Declaration are true and correct and nothing material fact has been concealed by me there from.

Verified by me at Ghaziabad on this day of 30th March' 2019.

[Signature]

Deponent



05 APR 2019

ATTESTED
05-4-19
05 APR 2019

PRAMOD KUMAR SHARMA
Notary Public
Ghaziabad (U.P.) INDIA