



उत्तर प्रदेश UTTAR PRADESH

Affidavit cum Declaration of Mr. Rajdeep Saxena S/o Sh. H. N. Saxena duly authorized by Ajnara India Ltd., promoter of the proposed project (Ajnara City Center), vide their Board resolution dated 10/12/2015. 34AD-081319

I, duly authorized by the promoter of the proposed 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 proposed project is proposed

AND

a legally valid authentication of title of such land is enclosed herewith.

2. That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by the promoter is 30<sup>th</sup> September, 2021

4. That seventy percent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



10 SEP 2018

For AJNARA INDIA LTD.

Authorised Signatory



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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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.

I declare that the pan card, CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

For AJNARA INDIA 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 there from.

Verified by me at \_\_\_\_\_ on \_\_\_\_\_ day of September, 2018

For AJNARA INDIA LTD.

**Deponent**  
Authorised Signatory



ATTESTATION  
R. K. Gupta  
Notary Public  
Govt. of India

10 SEP 2018