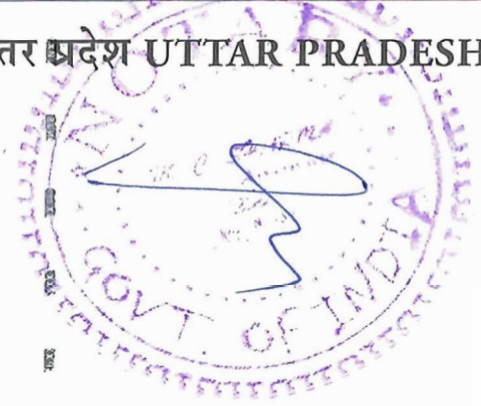




उत्तर प्रदेश UTTAR PRADESH

DT 577963



**FORM B**  
{See Rule 3(4)}

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anurag Bansal, duly authorized by M/s. Landcraft Developers Private Limited, having its registered office at Parmesh Corporate Towers, 309, 3rd Floor, Plot No. 13, Karkardooma Community Centre, Delhi - 110092, hereinafter referred to as the "Promoter" of the proposed Project, vide its Board Resolution/ Authorization dated 25.07.2017.

I, duly authorized representative of the Promoter of the proposed Project do hereby solemnly declare, undertake and state as under: -

1. That M/s. Landcraft Developer Private Limited (the Promoter) has a legal title to the Land on which the development of the Project is being carried out.

For Landcraft Developers Pvt. Ltd.

*Anurag Bansal*  
Authorised Signatory

2. That details of encumbrances over the Project is as under:

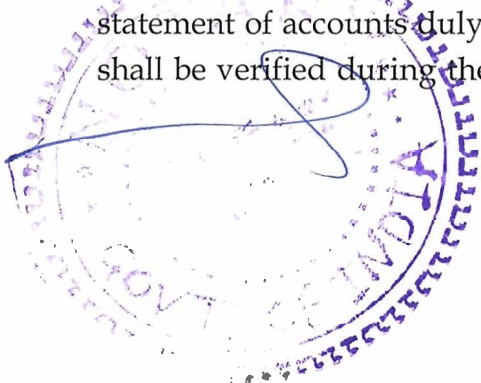
**Details of Property**

Tower 1A, 2A, 3A, 1B, 2B & 3B  
Khasra No. 371, 372, 373, 374,  
375, 376, 377, 378, 379 & 380  
Golf Links, NH-24  
Village Mehrauli, Pargana Dasna  
Tehsil & District Ghaziabad

**Details of Loan**

Lender Name- Piramal Finance Limited  
Address: 1<sup>st</sup> Floor, Piramal Tower Annexe  
Ganpatrao Kadam Marg, Lower Parel  
Mumbai - 400013, India  
Loan Amount - Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only)

3. That the time period within which the Project shall be completed by the Promoter is 73 months from start of construction (20.02.2014), i.e. on or before 31.03.2020.
4. That seventy percent of the amounts realized by the 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 That the amounts from the separate account, to cover the Cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.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 the 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



For Landcraft Developers Pvt. Ltd.  
*Muleg Barsal*  
Authorised Signatory

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 the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

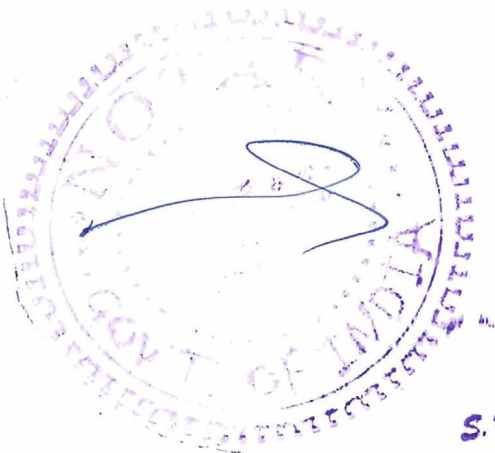
For Landcraft Developers Pvt. Ltd.  
*Musog Bansal*  
DEPONENT  
Authorised Signatory

**Verification: -**

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

Verified at Ghaziabad, on this 29<sup>th</sup> day of July, 2017.

For Landcraft Developers Pvt. Ltd.  
*Musog Bansal*  
Authorised Signatory  
DEPONENT



ATTESTED  
S. No. 11 Date 29/7/17  
Certified that Document/Affidavit of Shri 52161  
Authenticated By Shri 52161  
MUKESH CHANDRA SHARMA  
Noida, Ghaziabad (U.P.) 201712