



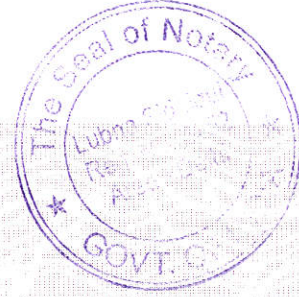
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL49146468909815P
Certificate Issued Date	: 04-Nov-2017 01:01 PM
Account Reference	: IMPACC (IV)/ dl775803/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL77580300450545615456P
Purchased by	: PAARTH INFRABUILD PVT LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PAARTH INFRABUILD PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: PAARTH INFRABUILD PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



.....Please write or type below this line.....

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. P N Misra** being the promoter of the proposed project **Canary Phase-2** vide his authorization dated NA;

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

Statutory Alert:

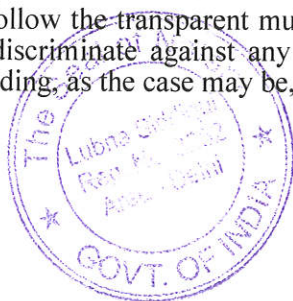
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please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

1. That **M/s. Fourleaf Developers Private Limited** has a legal title to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such land 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 promoter is 67 months.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter has obtained the statutory NOC and shall complete all the statutory requirements of obtaining the rest of NOC's for approval of the project and shall submit the same to competent authority for approval on time.
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 follow the transparent mutually agreed policies with concurrence of the allottee and not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent

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 Delhi on this 11th day of Nov- 2017.


Deponent



ATTESTED


**NOTARY PUBLIC
NEW DELHI**

19 DEC 2017