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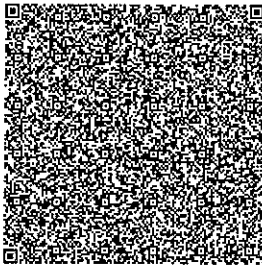
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL89411319788502P
Certificate Issued Date : 03-Jun-2017 09:55 AM
Account Reference : IMPACC (IV)/ dl858103/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL85810379547763782115P
Purchased by : GULSHAN HOMES AND INFRASTRUCTURE PVT LTD
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : GULSHAN HOMES AND INFRASTRUCTURE PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : GULSHAN HOMES AND INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

For Gulshan Homes & Infrastructure Pvt. Ltd.

[Signature]

Authorised Signatory



09 AUG 2017

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.

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**

Affidavit cum Declaration

SHARMA

Affidavit cum Declaration of Mr./Ms. **UMASHANKAR** Promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **19.06.2017**

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. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

_____ 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.

OR

✓ That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details. **As per Annexure Attached PH-1, complete**

3. That the time period within which the project shall be completed by me/promoter is **PH-2 - Complete Affixed**

4. That seventy per cent 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 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 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.

For Gulshan Homes & Infrastructure Pvt. Ltd.


Authorized Signatory



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 the Act.
10. That I / 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.

Deponent

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 this day of, 09.08.2017

Deponent

For Gulshan Homes & Infrastructure Pvt. Ltd.


Authorised Signatory



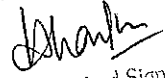
ATTESTATION
R. K. GUPTA
Notary Public
Govt. of India

09 AUG 2017

DETAILS OF ENCUMBRANCES

GHIPL , Project Ikebana - Phase II

A charge by way of equitable mortgage has been created in favour of ICICI Bank Ltd, Green Park Branch, New Delhi on the entire Project land at Sector 143, Noida for securing Construction Loans (i) for Total Term Loans of Rs. 135.0 Cr. sanctioned to the company and (ii) for extension of charge/ providing guarantee for Total Term Loans of Rs. 160 Cr. to the other Group Companies.

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory