



सत्यमेव जयते

INDIA NON JUDICIAL

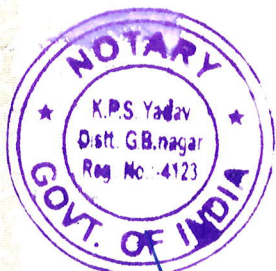
Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL35664922950072T
Certificate Issued Date	: 11-Oct-2021 05:59 PM
Account Reference	: IMPACC (IV)/ dl732103/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL3210366837501752755T
Purchased by	: ANAND HABITAT INFRASTRUCTURE PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ANAND HABITAT INFRASTRUCTURE PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ANAND HABITAT INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



-----Please write or type below this line-----



18/10/21
NOTARY
B. NAGAR
(K.P.S. YADAV)

For Anand Habitat Infrastructure Pvt. Ltd.

[Signature]
Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

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

Affidavit cum Declaration of **Mr. Nikhil Kumar Anand** ~~promoter of the proposed project~~ / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11.10.2021.

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 right 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. - NOT APPLICABLE

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 is given in Annexure- A attached

3. That the time period within which the project shall be completed by me/promoter is **58 Months.**
4. That seventy per cent of the amounts released 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.



For Anand Habitat Infrastructure Pvt. Ltd.

Authorized Signatory

18/11/24
NOTARY
B. NAGAR
(K.P.S. YADAV)

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.
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.

For Anand Habitat Infrastructure Pvt. 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 therefrom.

For Anand Habitat Infrastructure Pvt. Ltd.

Verified by me at on this day of 11 - Oct-2021

Deponent
Authorised Signatory

