



## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

**Certificate No.**

Certificate Issued Date

Account Reference

Unique Doc. Reference

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Description of Document

Property Description

Consideration Price (Rs.)

First Party

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Stamp Duty Paid By

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: 03-Jul-2018 12:33 PM

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: SUBIN-DLL98810394863432566201Q

: Sare Saamag Realty Private Limited

: Article 4 Affidavit

: Not Applicable

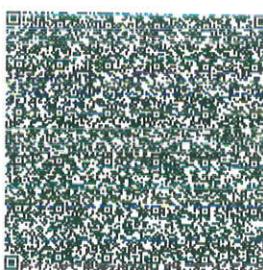
: 0  
(Zero)

: Sare Saamag Realty Private Limited

: Not Applicable

: Sare Saamag Realty Private Limited

: 100  
(One Hundred only)



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

For SARE SAAMAG REALTY PVT. LTD.

Authorised Signatory



**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "[www.shcilestamp.com](http://www.shcilestamp.com)". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The copy of the document is attached.

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. Mohammed Irshad Khan authorised signatory of **SARE Saamag Realty Private Limited**, a company incorporated under the Companies Act, 1956 and having its registered office at **B-67 Sarita Vihar, New Delhi – 110044** (hereinafter referred to as "**Promoter**"), do hereby solemnly declare, undertake and state as under:

1. I have been duly authorised by the Promoter vide their board resolution dated 17<sup>th</sup> July 2017 to affirm this affidavit cum declaration for and on behalf of the Promoter with respect to their project being **Tower No. D1 - D2 (As earmarked in sanction layout plan for entire project uploaded on the UPRERA website)** as one phase i.e. "**Ebony Green III**" (hereinafter collectively referred to as "**Project**") which is being developed as part of our Integrated Township namely "**SAGA Crecent ParC**" to be developed on land measuring 72.90 Acres (Revised layout Plan bearing No.914/\_ZO/2011-2012 dated 15.11.2011 ) in at village Shahpur Bamheta, Ghaziabad.
2. The entire project land of Integrated Township i.e. "**SAGA Crecent ParC**", measuring 72.90 Acres of village Shahpur Bamheta, Ghaziabad is owned by **Saamag Construction Limited**, **Saamag Developers Pvt. Ltd.**, **Saamag Infrastructure Limited**, **Saga Developer Pvt. Limited**, **Pyramid Realtors Pvt. Ltd.**, **Sare Saamag Realty Pvt. Ltd**/the Promoter. The details of project land and title documents with respect to their ownership is/are uploaded on UP RERA Website.
3. The aforesaid land owning companies executed Power of Attorney dated 15.2.2013 in favour of the Promoter which was duly registered as Document no. 61, Book No.4, Volume No. 850, on pages 289-370, in the office of Sub-Registrar-I, Ghaziabad, for development of the aforesaid entire land. The copy of the General Power of Attorney has been uploaded on UP RERA website.
4. That first pari Passu Charge in favour of **ECL Finance Limited** and **Catalyst Trusteeship Limited** for the benefit of Debenture Holders has been created on 56.73 Acres of land out of Total Project Land at Village Shahpur Bhameta, NH-24, Ghaziabad. The copies of relevant documents are uploaded on UP RERA website.



For **SARE SAAMAG REALTY PVT. LTD.**

Authorised Signatory

5. That the time period within which the Project shall be completed by Promoter is 30<sup>th</sup> April 2022.
6. 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.
7. 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.
8. 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.
9. 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 have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
10. That the Promoter shall take all the pending approvals on time, from the competent authorities.
11. That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
12. 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 SARE SAAMAG REALTY PVT. LTD.  
  
 Deponent 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 this \_\_\_\_\_ day of \_\_\_\_\_.

For SARE SAAMAG REALTY PVT. LTD.  
  
 Deponent



ATTESTED  
  
 S.S. SINDHU  
 ADVOCATE & NOTARY  
 DISTT. GURGAON, HARYANA (INDIA)  
 3-7-18