



उत्तर प्रदेश UTTAR PRADESH

93AD 448206

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. RAJDEEP SAXENA S/o Mr. Har Narain saxena duly authorized by AJNARA INDIA LIMITED., promoter of the proposed project, vides their Board resolution dated 04-08-2017.

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

1. That M/s Ananya Techno Build Pvt Ltd and M/s Ayaan Colonizers Pvt Ltd have 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



09 JUL 2019

AJNARA INDIA LTD.  
Authorised Signatory

3. That the time period within which the project shall be completed by the promoter is on or before 24-06-2024.
4. That seventy percent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
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 not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I declare that the pan card, CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

**AJNARA INDIA LTD.**

**Verification**

**Authorised Signatory**  
Deponent

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

**AJNARA INDIA LTD.**

Verified by me at Noida on 9th day of JULY 2019

**Authorised Signatory**  
Deponent



**ATTESTED**  
Mehar Chand Paul  
Advocate & Notary  
Registration No. 13416  
09 JUL 2019