

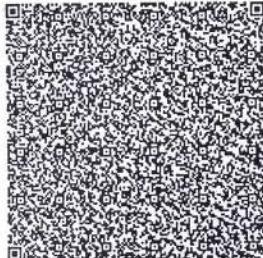
## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi



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 : 31-Jul-2017 10:19 AM  
 : IMPACC (FR)/ dl916614/ DELHI/ DL-DLH  
 : SUBIN-DLL91661426581004489648P  
 : AIMS SANYA DEVELOPERS PVT LTD  
 : Article 4 Declaration  
 : Not Applicable  
 : 0  
 (Zero)  
 : AIMS SANYA DEVELOPERS PVT LTD  
 : Not Applicable  
 : AIMS SANYA DEVELOPERS PVT LTD  
 : 100  
 (One Hundred only)



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

THIS STAMP PAPER IS PART OF ATTACHED AFFIDAVIT CUM DECLARATION  
 BY M/S AIMS SANYA DEVELOPERS PRIVATE LIMITED PROMOTER OF THE  
 PROPOSED PROJECT "THE TEMPEAN" SITUATED AT PLOT C – 171/1, SEC –  
 15, NOIDA THOROUGH THEIR AUTHORISED SIGNATORY.

For Aims Sanya Developers Pvt. Ltd.

Authorised Signatory

## Statutory Alert:

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**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 M/s. Aims Sanya Developers Private Limited, promoter of the proposed project "The Tempean" situated at plot C – 171/1 Sector – 15, Noida, Uttarpradesh through their duly authorized signatory vide their authorization dated, 24.07.2017.

I, Sanjay Thukral S/o, I. R. Thukral R/o, E – 47, Saket, New Delhi – 110017 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter 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 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, except the payment due to Noida Authority under deferment payment scheme.
3. That the time period within which the project shall be completed by promoter is 48 month.
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 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.

For Aims Sanya Developers Pvt. Ltd.  
Sanjay  
Authorised Signatory

8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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 Aims Sanya Developers 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 there from.

For Aims Sanya Developers Pvt. Ltd.

Deponent

Authorised Signatory

Verified by me at New Delhi on this 31<sup>st</sup> day of July 2017.