



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

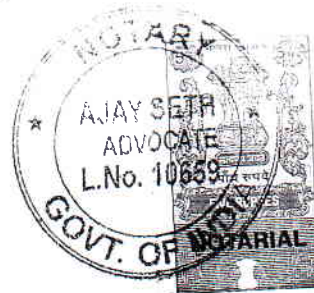
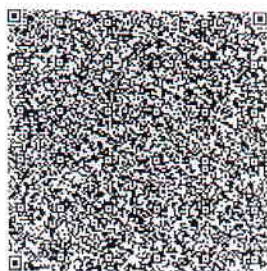
First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-DL18272093620343P
: 14-Aug-2017 02:15 PM
: IMPACC (IV)/ dl718203/ DELHI/ DL-DLH
: SUBIN-DL71820337881822854529P
: RAJHANS INFRATECH PRIVATE LIMITED
: Article 4 Affidavit
: Not Applicable
: 0
(Zero)
: RAJHANS INFRATECH PRIVATE LIMITED
: Not Applicable
: RAJHANS INFRATECH PRIVATE LIMITED
: 10
(Ten only)



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.ecstamps.gov.in. Any stamp certificate not verified on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
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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 Mr. R.C. GOEL Director/ promoter of the project, Rajhans Residency" Plot No. GH-06 B Sec-1, Greter Noida (W), a unit of Rajhans Infratech Private Ltd. Regd. Office: M-33, IInd. Floor, New Delhi-110048.

I, R.C. GOEL, Director/Promoter of the project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is going on.

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.

That details of encumbrances including details of any rights, title, interest, or name of any party in or over such land is as under;

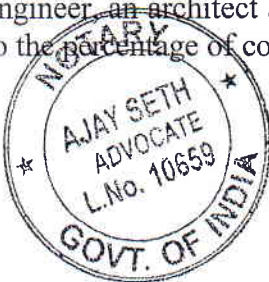
'Property is mortgaged to Oriental Bank of Commerce, Basant Lok Branch, Vasat Vihar, New Delhi-110057 against Term Loan facility of Rs.30.00 crore and issue of Bank Guarantee of Rs.10.00 Lacs.'

3. That the time period within which the project shall be completed by promoter is Dec'2019 (Four Tower under Phase-I).

4. That seventy per cent of the amounts realized by us/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.



x 

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 have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

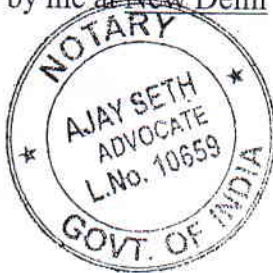
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


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 New Delhi on this 14 day of Aug 2017.



ATTESTED


NOTARY PUBLIC
DELHI (INDIA)

14 AUG 2017


Deponent