



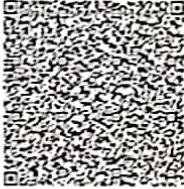
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL90923688306247R
Certificate Issued Date : 02-Dec-2019 04:55 PM
Account Reference : IMPACC (IV)/ dl718203/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL71820391296473704109R
Purchased by : MANISH JAIN
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MANISH JAIN
Second Party : ASTER INFRHOME PRIVATE LIMITED
Stamp Duty Paid By : MANISH JAIN
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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



Manish Jain

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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 'REP-II'
[See rule 3(3)]

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. Manish Jain, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25.11.2019;

I, Manish Jain do hereby solemnly declare, undertake and state as under:

1. That Aster Infrahome Pvt Ltd. have / 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.

3. That the time period within which the project shall be completed by Aster Infrahome Pvt. Ltd. is 28.08.2017 to 27.08.2022.

4. That seventy per cent of the amounts realised by Aster Infrahome Pvt. Ltd. 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 by Aster Infrahome Pvt. Ltd. in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by Aster Infrahome Pvt. Ltd. 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 Aster Infrahome Pvt. Ltd 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 Aster Infrahome Pvt. Ltd shall take all the pending approvals on time, from the competent authorities.



Manish Jain

9. That Aster Infrahome Pvt. Ltd. has/have furnished all other documents as have been prescribed by the Act and the rules & regulations made thereunder.
10. That Aster Infrahome Pvt. Ltd. shall not discriminate any allottee at the time of allotment of any apartment, plot or building, as the case may be on the grounds of sex, cast, creed, religion etc.

Mansingh

Deponent

Verification

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

Verified by me _____ on this 02 DEC 2019 day of _____

Mansingh

Deponent



ATTESTED

Mansingh
NOTARY PUBLIC
DELHI (INDIA)

02 DEC 2019