



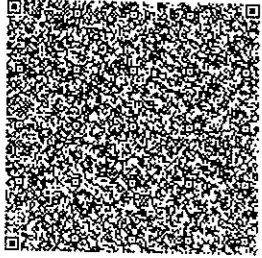
सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

Certificate No. : IN-DL10763288289318P  
Certificate Issued Date : 26-Jul-2017 05:17 PM  
Account Reference : IMPACC (CR)/ dl796710/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL79671022709437212771P  
Purchased by : Era Resorts Pvt Ltd  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : Era Resorts Pvt Ltd  
Second Party : Not Applicable  
Stamp Duty Paid By : Era Resorts Pvt Ltd  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



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

#### AFFIDAVIT CUM UNDERTAKING

This Non-Judicial Stamp Paper of Rs 100/- forms part and parcel of the Affidavit cum Declaration executed by M/s Era Resorts Pvt. Ltd. through its Authorized Person Mr. Ankur Seth .

*Ankur Seth*

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.shikhestamp.com](http://www.shikhestamp.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

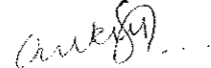
**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Ankur Seth, Authorized Person of the M/s Era Resorts Pvt. Ltd., duly authorized by the promoter/director of the M/s Era Resorts Pvt. Ltd., developer of the proposed project, vide Board Resolution dated 30<sup>th</sup> June 2017;

I, Ankur Seth, duly authorized by the promoter of the proposed project and on behalf of M/s Era Resorts Pvt. Ltd., do hereby solemnly declare, undertake and state as under:

1. That M/s Era Resorts Pvt. Ltd. has a legal title to the land on which the development of the proposed project is to be carried out
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by M/s Era Resorts Pvt Ltd. is Three Year from the date of this affidavit.
4. That seventy per cent of the amounts realised by M/s Era Resorts 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 M/s Era Resorts Pvt. Ltd. in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn M/s Era Resorts 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 M/s Era Resorts 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 I / the promoter/ M/s Era Resorts Pvt. Ltd. shall take all the pending approvals on time, from the competent authorities.
9. That I / the promoter/ M/s Era Resorts Pvt. Ltd. [have/ has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

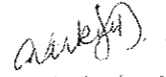
For ERA Resorts Pvt. Ltd.



ANKUR SETH

10. That I / the promoter/ M/s Era Resorts Pvt. Ltd. shall not discriminate against 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.

For ERA Resorts Pvt. Ltd.



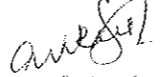
Authorized Signatory  
Deponent

**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 at Delhi on this 27th day of July 2017.

For ERA Resorts Pvt. Ltd.



Authorized Signatory  
Deponent