

Annex

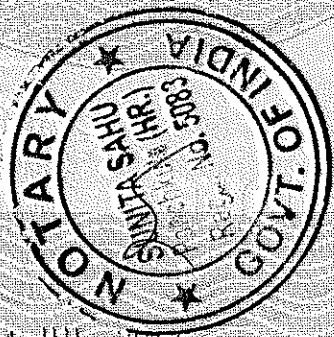
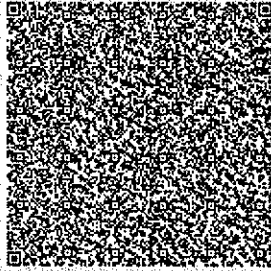


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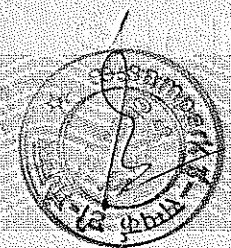
INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

Certificate No.	: IN-CH08664942030398P
Certificate Issued Date	: 31-Jul-2017 10:26 AM
Certificate Issued By	: chmeenegi
Account Reference	: IMPACC (GV)/ chimpsp07/ E-SAMPARK SEC-35/ CH-CH
Unique Doc. Reference	: SUBIN-CHCHIMPSP0717271250177710P
Purchased by	: MANGAL SINGH
Description of Document	: Article 4 Affidavit
Property Description	: M 62-63, FIRST FLOOR, CONNAUGHT PLACE, NEW DELHI
Consideration Price (Rs.)	: 0 (Zero)
First Party	: JUVENTUS ESTATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: JUVENTUS ESTATE LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)



13 JUL 2017



FORM 'REP-II'
Please write or type below this line
[See rule 3(3)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED
BY THE PROMOTER**



UP 0000955769

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.

Affidavit cum Declaration

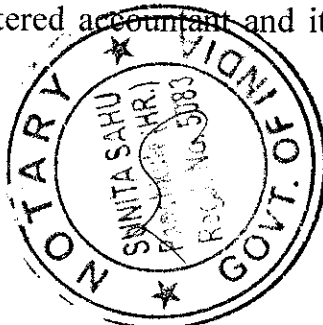
Affidavit cum Declaration of M/s. Juventus Estate Limited , Sector-104, Village-Dhanwapur & Gurugram, District Gurugram, Haryana of the proposed project (Phase-I) by Shri. Parth Sharma duly authorized by the Promoter of the proposed project, vide board resolution dated 20-07-2017;

We, M/s Juventus Estate Limited do hereby solemnly declare, undertake and state as under:

That M/s Juventus Estate Limited 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.

1. That the said land is free from all encumbrances and that the details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
2. That the time period within which the project shall be completed by M/s Juventus Estate Limited is 30. April. 2022.
3. That seventy per cent of the amounts realised by M/s Juventus Estate Limited 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Juventus Estate Limited in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn M/s Juventus Estate Limited 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.
6. That M/s Juventus Estate Limited 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

3 1 JUL 2017



TAR
SWARNITA SAHU
Architect
Regd. No.
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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.

7. That M/s Juventus Estate Limited shall take all the pending approvals on time, from the competent authorities.
8. That M/s Juventus Estate Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. That M/s Juventus Estate Limited 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.

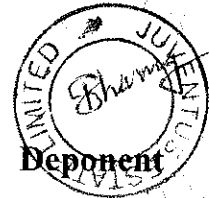
Shravya

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 us at _____ on this 31 JUL 2017 day of _____



Identify the deponent/Executant
Who has Signed /Thumb Marked
In my presence

Deharam

6355 6101

Partha Sharan

Signature

5655



Attested/ Verified executor
of instrument by signatories
claiming as respective
witnesses and witnesses

Attested & Identified/Verified

NOTARY PANCHKULA

31 JUL 2017