



सत्यमेव जयते

INDIA NON JUDICIAL

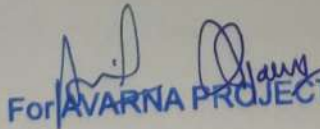
Government of National Capital Territory of Delhi

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For AVARNA PROJECTS LLP

Authorised Signatory

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Affidavit cum Declaration

Affidavit cum Declaration of Mr. Akhil Kumar and Ms. Rashima Mittal, duly authorized by the promoter of the proposed project, vide its authorization dated 17th December, 2019. The said Deponents, Mr. Akhil Kumar and Ms. Rashima Mittal, along with Ms. Mayura Pradhan, Mrs. Ananya Gandotra and Mr. Adarsh Dwivedi, are jointly and severally authorized under authorization dated 17th December, 2019 to execute the present Affidavit cum Declaration;

We, Mr. Akhil Kumar and Ms. Rashima Mittal, duly authorized by the promoter of the proposed Phase-I (namely, Amoda I and II) of the real estate project named 'Birla Navya', comprising of floor-wise developments to be constructed by Avarna Projects LLP/ promoter on plots acquired by it in Pockets D & H from Anant Raj Limited in a Residential Plotted Colony being developed by Anant Raj Limited & others do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the plots 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 promoter is 30th June 2024.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
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 Act and the rules and regulations made thereunder.
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 the grounds of sex, cast, creed, religion etc.
11. That the project, namely, Birla Navya – Phase-I (Amoda I and II), shall be marketed under the brand name of its Partners, i.e. Birla Estates Private Limited and Anant Raj Limited.
12. That the project is for development of Independent Floors spread over 57 plots, which plots have been purchased by promoter from Anant Raj Limited in a residential plotted colony being developed by Anant Raj Limited and others.

For AVARNA PROJECTS LLP

[Signature]
Deponents
Authorised Signatory

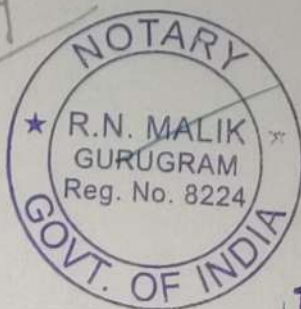
Verification

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 New Delhi on this 24th day of December, 2019.

ATTESTED

R.N. MALIK, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)



For AVARNA PROJECTS LLP

[Signature]
Deponents
Authorised Signatory

15 JAN 2020