

सत्यमेव जयते

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

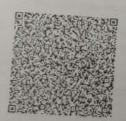
Stamp Duty Amount(Rs.)

INDIA NON JUDICIAL

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- 23-Dec-2019 10:38 AM
- IMPACC (IV)/ dl783903/ DELHI/ DL-DLH
- SUBIN-DLDL78390309392194666541R
- AVARNA PROJECTS LLP
- Article 4 Affidavit
- Not Applicable
- : 0
 - (Zero)
- AVARNA PROJECTS LLP
- Not Applicable
- AVARNA PROJECTS LLP
- - (One Hundred only)





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



Authorised Signatory

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 of Mr. Akhil Kumar and Ms. Rashima Mittal, duly authorized by the promoter of the proposed project, Affidavit cum Declaration of Mr. Akini Ruman 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. Pradhan, Mrs. Ananya Gandotra and Mr. Adarsh Dwivedi, are jointly and severally substituted by the promoter of the proposed project. wide its authorization dated. December, 2017. 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

We, Mr. Akhil Kumar and Ms. Rashima Mittal, duly authorized by the promoter of the proposed Phase-II (namely, Drisha 1A) 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 Pocket G 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:

- 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 That the said land is free from all encumbrances. 2.
- That the time period within which the project shall be completed by promoter is 30th June 2024. 3. 4.
- That seventy per cent of the amounts realised 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
- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in
- That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an 6. architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the 7.
- That the promoter shall get the accounts audited within six months after the end of every 27 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.
- That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations 9.
- That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as 10. the case may be, on the grounds of sex, cast, creed, religion etc.
- That the project, namely, Birla Navya Phase-I (Amoda I and II), shall be marketed under the brand name of its Partners, 11. i.e. Birla Estates Private Limited and Anant Raj Limited.
- That the project is for development of Independent Floors spread over 18 plots, which plots have been purchased by 12. promoter from Anant Raj Limited in a residential plotted colony being developed by Anant Raj Limited and others.

Verification

For AVARNA

Authorised Signatory

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.

For AVARNA PRO

Authorised Pengnentson

R.N. MALIKI ADVOCATE NOTARY, GURUGRAM, HR. (INDIA

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