



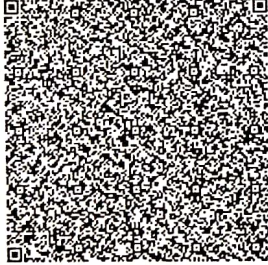
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

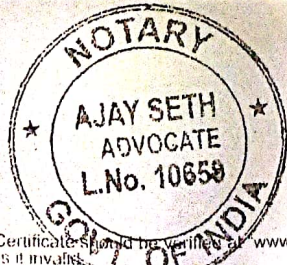
Certificate No. : IN-DL31167036255387R
Certificate Issued Date : 18-Jan-2019 05:00 PM
Account Reference : IMPACC (IV)/ dl718203/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL71820367922433114336R
Purchased by : SANTUR REALTOR PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SANTUR REALTOR PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : SANTUR REALTOR PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



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

FORM 'REP-II'

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



[Handwritten signature]

Statutory Alert:

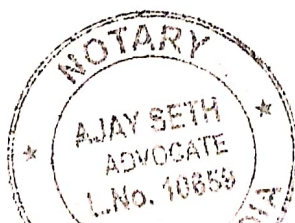
The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

Affidavit cum Declaration

Affidavit cum Declaration of Manish Jain; Authorized Representative of "Santur Realtor Private Limited" of the proposed project duly authorized by the promoter of the proposed project, vide its resolution 02-01-2019.

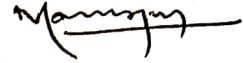
I Manish Jain on behalf of the promoter "Santur Realtor Private Limited" of the proposed project "Santur Aspira" Sector 3 Gurgaon duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Mr. Verender Kumar, Mr. Devender Kumar, Mr. Vijay Pal, Mr. Parveen Kataria and Mr. Naveen Kataria (owners) have a legal title to the land on which the development of the project is proposed and a registered collaboration agreement vide registration No. 52200 Dated 20/06/2012 alongwith supplementary collaboration agreement vide registration No. 6236 dated 10/09/2012 with Sub Registrar Gurgaon has been entered between such owners and promoter for development of the real estate project. A copy each of the stated documents 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 31/05/2021.
4. That seventy per cent of the amounts realized by [me/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 utilized 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.



A handwritten signature in black ink, appearing to read "Manish Jain".

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.

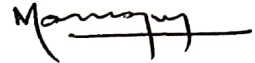


Deponent

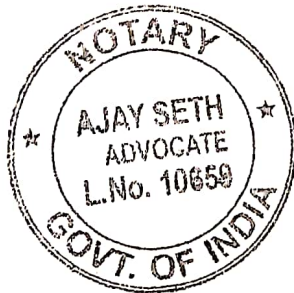
Verification

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 New Delhi on this 21st Day of January 2019.



Deponent



ATTESTED


NOTARY PUBLIC
DELHI (INDIA)

21 JAN 2019