



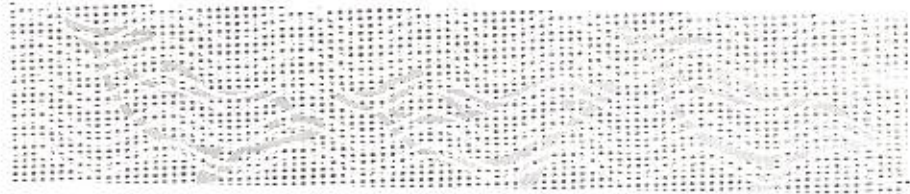
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL44207386281212R
Certificate Issued Date	: 14-Feb-2019 09:20 AM
Account Reference	: IMPACC (IV)/ dl738503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL73850393377799633140R
Purchased by	: ANANT RAJ LIMITED
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ANANT RAJ LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: ANANT RAJ LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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

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. Akhil Kumar, Authorized signatory of the Proposed Plotted Colony Project –“**Anant Raj Estate**” of 43.012 acres situated at Sec-63A, Gurugram, duly authorized by the Promoter (Anant Raj Limited, a company having its registered office at CP-01, Sec) of the proposed project, vide its/his/their authorization dated 14-Nov-2017;

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.stillestamp.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.



I, Akhil Kumar, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Landowners have a legally valid authentication of title of such land of project, the Promoter is having an authenticated copy of the agreement between such landowners and promoter for development of the real estate project is enclosed herewith.
2. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land. The Project is financed by various banks viz State Bank of India & Yes Bank Ltd. as on date against mortgage of land.
3. That the time period within which the project shall be completed by promoter is 30-Jun-2024.
4. That seventy per cent of the amounts realised by us 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 in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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 We 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That we 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.

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 Gurugram on this 28th day of June 2022

