



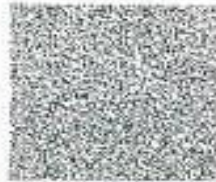
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL50117180077600P
Certificate Issued Date	: 23-Nov-2017 04:12 PM
Account Reference	: IMPACC (IVY) 6897303/ DELHV DL-DLH
Unique Doc. Reference	: SUBIN-DL DL89730014719034506167P
Purchased by	: ANSAL HOUSING AND CONSTRUCTION LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ANSAL HOUSING AND CONSTRUCTION LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ANSAL HOUSING AND CONSTRUCTION LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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

### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Kushagra Ansal, S/o Shri Deepak Ansal, R/o 82, Jor Bagh, New Delhi-110003, Wholetime Director and CEO of M/s Ansal Housing & Construction Ltd., developer of Affordable Residential Plotted Colony under 2016 Deen Dayal Jan Awas Yojna over an area admeasuring 7.739 acres (License no. 99 of 2017) in Sector-36, Karnal, Haryana to be



*Kushagra Ansal*

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Ministry Alert:

1. The e-stamp is valid only if the e-Stamp is verified at [www.delhi.gov.in](http://www.delhi.gov.in). Any discrepancy in the details on this Certificate can be reported to the website [www.delhi.gov.in](http://www.delhi.gov.in)

known as "ANSAL TOWN KARNAL DDJAY SCH-I", duly authorized by the promoter of the proposed project, vide its authorization dated 29.05.2017;

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

1. That the land title is in favour of Maestro Promoters Pvt. Ltd., Aeries Properties Pvt. Ltd., Sphere Properties Pvt. Ltd. and M/s Ansal Housing & Construction Ltd. The project is being developed M/s Ansal Housing & Construction Ltd., 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 has no encumbrance on it, details of which including details of rights, title, interest, dues, litigation etc. has already been given in the accompanying application and the same is not being repeated for the sake of brevity.
3. That this is a new project and the time period within which the project shall be completed by the promoters is 15.11.2022.
4. That seventy per cent of the amounts realized by me 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.



*Kushagra Ansal*

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9. That the promoter have furnished such other documents as here been prescribed by the Act and the rules and regulations made thereunder and shall furnish any other further documents as and when directed by the authority.

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.

*Kushagra Anand*  
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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

*Kushagra Anand*  
Deponent



**ATTESTED**

*Q.P. Singh*  
**Q.P. SINGH**  
Notary, Ghaziabad

23 NOV 2017