



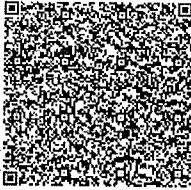
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL60232707063591R
Certificate Issued Date : 25-Sep-2019 01:30 PM
Account Reference : IMPACC (IV)/ dl873603/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL87360328219203635162R
Purchased by : RAJDARBAR BUILDERS PVT LTD
Description of Document : Article 4 Declaration
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : RAJDARBAR BUILDERS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : RAJDARBAR BUILDERS PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



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

Affidavit cum Declaration

M/s. Rajdarbar Builders Pvt. Ltd. through



Authorized Signatory.

For Rajdarbar Builders Pvt. Ltd.

[Signature]
Director/Auth. 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.

FORM 'B'
[See rule 3(3)]

Affidavit cum Declaration

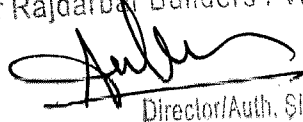
Affidavit cum Declaration of Mr. Arun Kumar Authorized Signatory promoter M/s. Rajdarbar Builders Pvt. Ltd. of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 5/09/2019.

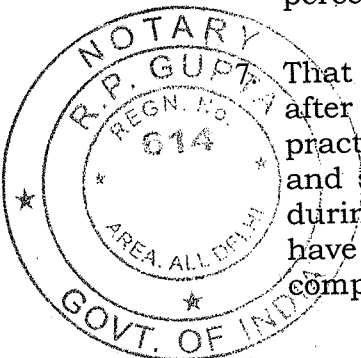
I, Arun Kumar Authorized Signatory promoter of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed have 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 me/promoter is upto December 2023.
4. That seventy per cent of the amounts realised 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 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.

That I / 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

For Rajdarbar Builders Pvt. Ltd.

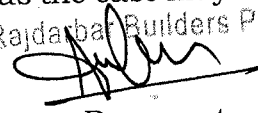

Director/Auth. Signatory



the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Rajdarbar Builders Pvt. Ltd.



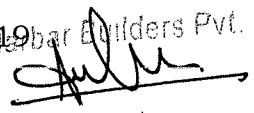
Deponent
Director/Auth. Signatory

Verification

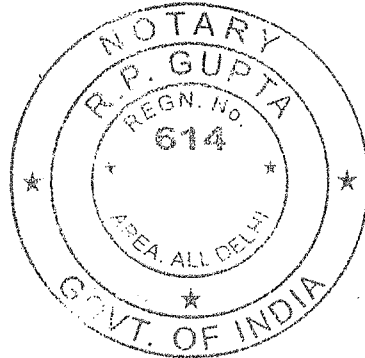
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at New Delhi on this 25 day of September 2019


For Rajdarbar Builders Pvt. Ltd.



Deponent
Director/Auth. Signatory



ATTESTED


NOTARY PUBLIC

25 SEP 2019