



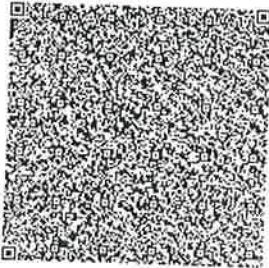
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL24643889886303R
Certificate Issued Date	: 03-Jan-2019 05:52 PM
Account Reference	: IMPACC (IV)/ dl893603/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL89360354429645477833R
Purchased by	: FANTABULOUS TOWN DEVELOPERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: FANTABULOUS TOWN DEVELOPERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: FANTABULOUS TOWN DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



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

THIS STAMP PAPER FORM AN INTEGRAL PART OF AFFIDAVIT CUM DECLARATION

Fantabulous Town Developers Pvt. Ltd.

Director/authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shiftestamp.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 '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 M/s Fantabulous Town Developers Private Limited having its office at Unit No. 201A, 2nd Floor, Tower A, Signature Tower South City-1 Gurugram 122001 of the proposed Residential Plotted Colony "SIGNATUREGLOBAL CITY-II by Mr. Ravi Aggarwal duly authorized by the promoter of the proposed project, vide Board Resolution dated 16th June, 2018

We, M/s Fantabulous Town Developers Private Limited do hereby solemnly declare, undertake and state as under:

1. That M/s Fantabulous Town Developers Private Limited has a legal title to the land admeasuring 8.47 acres on which the development of the project is Proposed and a legally valid authentication of title of such land is enclosed Annexure-1.

That M/s Fantabulous Town Developers Private Limited has a legal title to the land admeasuring 6.53 acres on which the development of the proposed project is to be carried out along with an authenticated copy of the agreement between such owner and promoter for development is enclosed Annexure-2

2. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land is as under:

S.No	Name of Borrower/ Co- Borrower	Name of Lender	Details of facility	Nature of Right, Title, Interest	Litigation
1.	Fantabulous Town Developers Private Limited (Co-Borrower)	ART Housing Finance (India) Limited	340,000,000 (Thirty Four Crore)	Mortgage and Hypothecation on receivables from Project	Nil
2.	Fantabulous Town Developers Private Limited (Co-Borrower)	ART Housing Finance (India) Limited	80,000,000 (Eight Crore)	Mortgage and Hypothecation on receivables from Project	NIL

3. That the time period within which the project shall be completed by M/s Fantabulous Town Developers Private Limited is 30th June, 2022.
4. That seventy per cent of the amounts realised by M/s Fantabulous Town Developers Private Limited 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 M/s Fantabulous Town Developers Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn M/s Fantabulous Town Developers Private Limited 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.

Fantabulous Town Developers Pvt. Ltd.

Director/authorised Signatory

7. That M/s Fantabulous Town Developers Private Limited 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 M/s Fantabulous Town Developers Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That M/s Fantabulous Town Developers Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That M/s Fantabulous Town Developers Private Limited 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.

Fantabulous Town Developers Pvt. Ltd.
Deponent
Signature

Verification

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

Verified by me at _____ on this _____ day of _____.

Fantabulous Town Developers Pvt. Ltd.
Deponent
Signature