

INDIA NON JUDICIAL



सत्यमेव जयते

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL12488691895294P
Certificate Issued Date : 29-Jul-2017 05:50 PM
Account Reference : IMPACC (IV)/ dl960003/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL96000326213508233822P
Purchased by : ANSAL PROPERTIES AND INFRASTRUCTURE LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ANSAL PROPERTIES AND INFRASTRUCTURE LTD
Second Party : Not Applicable
Stamp Duty Paid By : ANSAL PROPERTIES AND INFRASTRUCTURE LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

H. Pant



FORM 'REP-II'
[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Himanshu Pant duly authorized by the Promoter of the ongoing Project, **Galaxy Court, Panipat, (Haryana)** vide Resolution of the Directors dated 27/07/2017.

I, Mr. Himanshu Pant S/o Sh. Deepak Kumar Pant R/o SCO 183-184, Sector 9C, Madhya Marg, Chandigarh-160009 Authorized Signatory of Ansal Properties & Infrastructure Ltd. {Applicant/ Promoter} having its Registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi - 110001, duly authorized by the Promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

1. Promoter has a legal title to the land on which the development of the ongoing project is to be carried out and a legally valid authentication of title of such land.
2. That the said land is free from all encumbrances except as mentioned in the attached application.
3. That the time period within which the project shall be completed by Promoter is Aug. '2020.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered

H. Pant



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.
9. That the Promoter has furnished, to the best extent, such other documents as have been prescribed by the Act and the Rules as may be amended from time to time.
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.

H. Pant
Deponent

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 _____.

29 JUL 2017



H. Pant
Deponent

ATTESTED
[Signature]
NOTARY PUBLIC, DELHI

29 JUL 2017