

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi



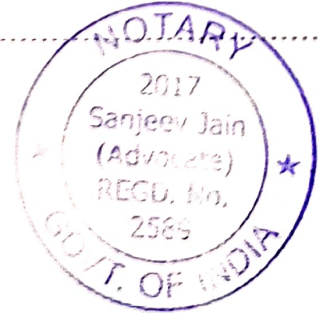
सत्यमेव जयते

### e-Stamp

Certificate No. : IN-DL34599861834547P  
Certificate Issued Date : 23-Sep-2017 04:04 PM  
Account Reference : IMPACC (IV)/ dl895203/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL89520371078335347639P  
Purchased by : KHATUSHYAM PROJECTS PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : KHATUSHYAM PROJECTS PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : KHATUSHYAM PROJECTS PVT LTD  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



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



**KHATUSHYAM PROJECTS PVT. LTD.**

*Sanjeev Jain*  
DIRECTOR

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shdsestamp.com". Any discrepancy in the content of 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 Mr./Ms. S.K. Sharma promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25/9/17

S.K. Sharma [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

Or

Company [have/ has] a legal title to the land on which the development of the proposed project is to be carried out

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 is free from all encumbrances.

Or

That details of encumbrances \_\_\_\_\_ including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

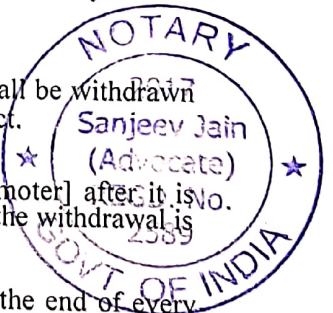
3. That the time period within which the project shall be completed by [me/promoter] is \_\_\_\_\_.

4. That seventy per cent of the amounts realised by [me/promoter] for the real estate project from the Allotees, 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 [me/ the promoter] in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn [me/ 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 [I / 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 [I/ the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/ the promoter] [have/ has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I / 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.

KHATUSHYAM PROMOTERS PVT. LTD.  
*[Signature]*  
Deponent DIRECTOR

**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 Delhi on this 26th day of Sep., 17.

KHATUSHYAM PROMOTERS PVT. LTD.  
*[Signature]*  
Deponent DIRECTOR



**ATTESTED**

*[Signature]*  
Notary Public, Delhi

**26 SEP 2017**



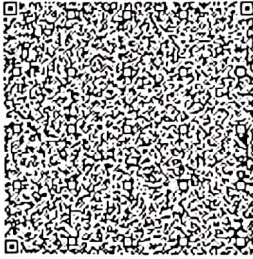
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## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

Certificate No. : IN-DL38021478325276P  
Certificate Issued Date : 03-Oct-2017 05:59 PM  
Account Reference : IMPACC (IV)/ dl895203/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL89520378025953038608P  
Purchased by : KHATUSHYAM PROJECTS PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : KHATUSHYAM PROJECTS PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : KHATUSHYAM PROJECTS PVT LTD  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line.

#### AFFIDAVIT – CUM -- DECLARATION

I , Surinder Kumar Sharma s/o Sh. H. R. Sharma, promoter of M/s Khatushyam Projects Pvt. Ltd. , having its registered office at 1540/III (Pvt.) No. 105 , First Floor , Kucha Kacha Bagh, S.P.M. Marg , Delhi -110006 on behalf of company do hereby solemnly affirm and declare as under :-

**M. KHATUSHYAM PROJECTS PVT, LTD.**

*(Signature)*

**DIRECTOR**

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- (a) That the office of Director Town & Country Planning ,Haryana Chandigarh had granted a Licence No. 55 of 2017 to develop a Affordable Plotted Colony under Deen Dayal Jan Awas Yogna on the land measuring 5.4375 Acres falling in the revenue estate of village Gari Alawalpur , Sector -24 , Dharuhera , Distt. Rewari (Hr.) .
- (b) That we have not advertise market, book, sell or offer for sale or invite person to purchase in any manner any plot, apartment or building as the case may be, in any real estate project or part of it in any planning area, without registering the real estate project with the Haryana Real Estate Regulatory Authority established under this Act.

PLACE : DELHI  
DATED : 04/10/2017

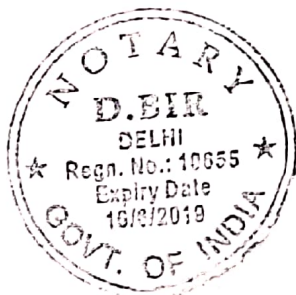
**KNATUSHYAM PROJECTS PVT LTD.**  
*[Signature]*  
DEPONENT  
DIRECTOR

VERIFICATION:

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

PLACE : DELHI  
DATED: 04/10/2017

**KNATUSHYAM PROJECTS PVT LTD.**  
*[Signature]*  
DEPONENT  
DIRECTOR



ATTESTED

*[Signature]*  
NOTARY PUBLIC DELHI

04 OCT 2017