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Ashutosh Verma s/o Baleshwar
Verma Mo A.I.D

AFFIDAVIT



We, Ashutosh Verma (Aadhaar No. 7457 7241 1139) S/o Sh. Baleshwar Verma R/o 17, Molar Band, Village – Badarpur, Jaitpur, South Delhi, Delhi - 110044 and Mahesh Kumar (Aadhaar No. 3445 1394 1032) S/o Sh. Hari Chand R/o H.No. E-15B, Near Paras Hospital, East of Kailash, P.O Shri Niwas Puri, Greater Kailash, South Delhi-110048 (referred as “**Landowners/Deponents**”), have been granted License No. 269 of 20223 dated 28.12.2023 owners of the following Land Parcel:

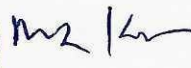
Village	Rect. No.	Killa No.	Area(K-M-S)
Dhunela, Sohna	10	20/2	3-19-0
Dhunela, Sohna	9	16min	0-0-6

in collaboration with M/s 4S Developers Pvt. Ltd. for setting up an Affordable Group Housing Colony over an area admeasuring 1.375 acres in revenue estate of Village — Dhunela, Sector- 36, Sohna Distt. Gurugram Haryana.

Further, Landowners have done a registered collaboration agreement and General Power of Attorney with “4S Developers Private Limited” (referred as “**Developer**”) for development of an Affordable Group Housing project namely “ASTER AVENUE 36” in 2 Phases at Sector - 36, Village – Dhunela, Sohna, Gurugram, Haryana.

As per registered collaboration agreement and the mutual understanding of the parties, following are share of the Landowners in Phase-2 of the project:


Ashutosh Verma
(Landowner)


Mahesh Kumar
(Landowner)



For 4S Developers Pvt. Ltd.


Managing Director
4S Developers Pvt. Ltd.

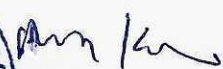
through its Managing Director Sh. Sanju

Sl No.	Tower No.	Unit No.	Unit Type	Floor no.	Allotted To	RERA Carpet Area (Sqft.)
1	Tower - E	E-0101	UNIT-02A	Floor-1	Ashutosh Verma	645.09
2	Tower - E	E-2103	UNIT-01B	Floor-21	Ashutosh Verma	644.66
3	Tower - F	F-0101	UNIT-02B	Floor-1	Ashutosh Verma	645.09
4	Tower - F	F-2107	UNIT-01B	Floor-21	Ashutosh Verma	644.66
5	Tower - G	G-0101	UNIT-02A	Floor-1	Ashutosh Verma	645.09
6	Tower - G	G-2107	UNIT-01B	Floor-21	Ashutosh Verma	644.66
7	Tower - H	H-0101	UNIT-02A	Floor-1	Ashutosh Verma	645.09
8	Tower - H	H-0106	UNIT-01A	Floor-1	Ashutosh Verma	644.66
9	Tower - I	I-0101	UNIT-02A	Floor-1	Ashutosh Verma	645.09
10	Tower - I	I-0106	UNIT-01A	Floor-1	Ashutosh Verma	644.66
11	Tower - E	E-0103	UNIT-01A	Floor-1	Mahesh Kumar	644.66
12	Tower - F	F-0103	UNIT-01C	Floor-1	Mahesh Kumar	644.66
13	Tower - G	G-0103	UNIT-01D	Floor-1	Mahesh Kumar	644.66
14	Tower - H	H-0105	UNIT-01A	Floor-1	Mahesh Kumar	644.66
15	Tower - I	I-0105	UNIT-01A	Floor-1	Mahesh Kumar	644.66
Total (Area in Sq. ft.)						9,672.00

We the landowner confirm that we will create third party rights on the above units through the process of Draw held by Directorate town and country Planning under Affordable group housing policy. The amount of the above units will be received in 100% master collection account shall be further distributed in 70% and 30% accounts. The Developer shall transfer the amount received in 30% account from the above units to our accounts and amount in 70% account shall be settled after obtaining completion certificate


Ashutosh Verma
(Landowner)




Mahesh Kumar

(Landowner) through its Managing Director Sh. Sanju

For 4S Developers Pvt. Ltd.


Managing Director
4S Developers Pvt. Ltd.

ATTESTED
(SAJJAN SINGH)
ADVOCATE & NOTARY
GURGAON (HARYANA)

16 MAY 2026