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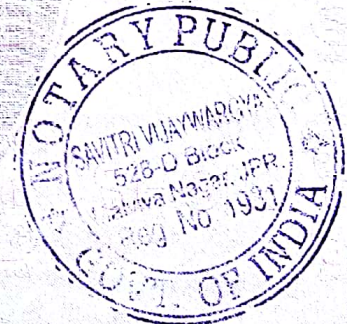


सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ16673246582593P
Certificate Issued Date	: 10-Oct-2017 05:48 PM
Account Reference	: NONACC (SV)/ rj3070204/ JAIPUR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ307020426353067141238P
Purchased by	: GOLDEN DUNES HIGHTS LLP
Description of Document	: Article 4 Affidavit
Property Description	: C-6, VAISHISHTA MARG, VAISHALI NAGAR, JAIPUR, RAJASTHAN
Consideration Price (Rs.)	: 0 (Zero)
First Party	: GOLDEN DUNES HIGHTS LLP
Second Party	: NA
Stamp Duty Paid By	: GOLDEN DUNES HIGHTS LLP
Stamp Duty Payable (Rs.)	: 100 (One Hundred only)
Surcharge for Infrastructure	: 10
Development (Rs.)	: (Ten only)
Surcharge for Propagation and	: 10
Conservation of Cow (Rs.)	: (Ten only)
Stamp Duty Amount(Rs.)	: 120 (One Hundred And Twenty only)

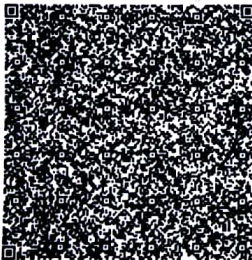


ATTESTED

16.10.17

NOTARY PUBLIC
D A JAIPUR (RAJ.)
INDIA

For Goldendunes Heights LLP

Designated Partner


UP 0003779426

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcliestamp.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(4)]

DECLARATION

Affidavit cum Declaration of Mr. Ankur Taneja promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 22/08/2017:

I, Ankur Taneja Son of C.P.Taneja aged 36 R/o 58, Cosmo Colony, Vaishali Nagar, Jaipur-302021 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

~~the land is owned by _____ who 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 or phase thereof, as the case may be, is enclosed with application.~~

2. That the said land is free from all encumbrances.

Or

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INDIA

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Ankur Taneja
Designated Partner

~~That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.~~

- . That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31.12.2023.
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 in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only 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 / 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 /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 specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I /promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



For Goldendunes Heights LLP

Ankur Taneja
Designated Partner

Deponent

Verification

I, Ankur Taneja, Son of C.P. Taneja aged 39 years R/o 58, Cosmo Colony, Vaishali Nagar, Jaipur do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 10th day of October, 2017.

For Goldendunes Heights LLP

Ankur Taneja
Deponent
Designated Partner

ATTESTED

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