



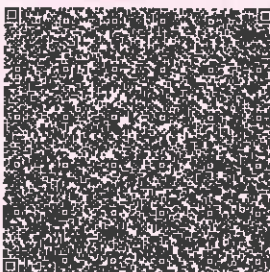
सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Base Certificate No.	: IN-RJ13073582675209P
Rectified Certificate No.	: IN-RJ13074208065472P
Certificate Issued Date	: 27-Jul-2017 12:44 PM
Account Reference	: NONACC (SV)/ rj3093404/ BHIWARI/ RJ-AL
Unique Doc. Reference	: SUBIN-RJRJ309340419742678005358P
Purchased by	: SWASTIK HOMEBUILD PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: 310-311 VIPUL AGORA BUILDING M G ROAD GURGAON (HAR.)
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SWASTIK HOMEBUILD PVT LTD
Second Party	: NA
Stamp Duty Paid By	: SWASTIK HOMEBUILD PVT LTD
Stamp Duty Payable	: 100 (One Hundred only)
Surcharge for Infrastructure	: 10
Development	(Ten only)
Surcharge for Propagation and	: 10
Conservation of Cow	(Ten only)
Stamp Duty Amount(Rs.)	: 120 (One Hundred And Twenty only)

*This Stamp Paper is part of attached Form-B
(Declaration) under RERA Act.*



For SWASTIK HOMEBUILD PVT LTD

AUTHORIZED SIGNATORY

UP 0002715379

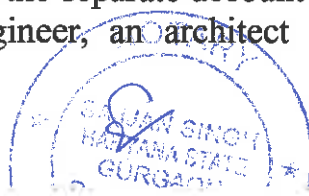


FORM-B
[see rule 3(4)]
DECLARATION

Affidavit cum Declaration of Mr. Sanjay Sahni Authorised Signatory of promoter (Swastik Homebuild Pvt. Ltd.) of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 07/07/2017:

I, **Sanjay Sahni** Son of **Sh. B.S Sahni** aged 45 yrs R/o **TG-2/8B, Orchid Gardens, Sun City, Gurgaon-122003** Director / 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 N.A 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. **N.A**
Or
That details of encumbrances i.e **Project Loan From DCB Bank** including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **16/09/2019**.
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 SWASTIK HOMEBUILD PVT. LTD.


AUTHORISED SIGNATORY
Deponent

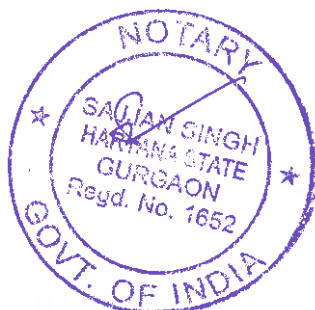
Verification

I, **Sanjay Sahni** Son of **Sh. B.S Sahni** aged 45 yrs R/o **TG-2/8B, Orchid Gardens, Sun City, Gurgaon-122003** 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 28/7 on this July day of 2017.

For SWASTIK HOMEBUILD PVT. LTD.


AUTHORISED SIGNATORY
Deponent



ATTESTED
28/7/17
SAJJAN SINGH
ADVOCATE & NOTARY
AT GURGAON