



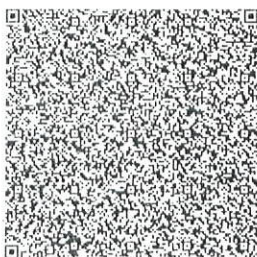
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL12967668278211P
Certificate Issued Date	: 31-Jul-2017 03:38 PM
Account Reference	: IMPACC (IV)/ dl793103/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL79310327193975426690P
Purchased by	: VVA DEVELOPERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: VVA DEVELOPERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: VVA DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



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

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Vivek Kumar Jain, promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 31-07-2017:

I, Vivek Kumar Jain, Director of VVA Developers Pvt. Ltd., Son of Lt. Sh. M. K. Jain, aged 43, R/o H. No. 6314, Naya Bans, Delhi-110006 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For VVA Developers Pvt. Ltd.

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Authorised Signatory

Statutory Alert:

- The certificate of the Stamp Certificate should be verified at www.stampsonline.com. Any discrepancy in the details on this Certificate will be considered as a discrepancy and renders it invalid.
- If a discrepancy is noticed the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

1. That I / promoter have / has a legal title to the land having Khasra No. 1346/1285, 1351/1262, 1361/333, 1353/338, 1354/339, 1356/340, 1345/1285, 350/1262, 1360/333, 1352/338, 1355/339, 1357/340, 1362/333, 1378/334, 1380/1244, 1358/340, 1376/341, 1388/1252, 1389/1252, 1375/341, 1359/340, 1363/333, 1377/344, 1379/1244, and 335 located at Village Khijuriwas, Tehsil Tizara, Distt. Alwar, Rajasthan 301411 on which the development of the Group housing project EWS/LIG as per the affordable policy 2009, which is under development.
2. That the said land is free from all encumbrances.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is Approx. 42 Months.
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 VVA Developers Pvt. Ltd.


Authorised Signatory
Deponent

Verification

I, Vivek Kumar Jain, Director of VVA Developers Pvt. Ltd., Son of Lt. Sh. M. K. Jain, aged 43, R/o H. No. 6314, Naya Bans, Delhi-110006 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 Delhi on this 31st day of July, 2017.

For VVA Developers Pvt. Ltd.


Authorised Signatory
Deponent