



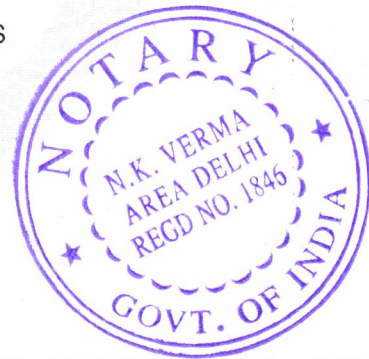
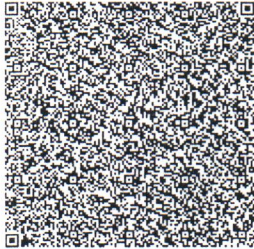
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL12826207685555P
Certificate Issued Date	: 31-Jul-2017 01:03 PM
Account Reference	: IMPACC (IV)/ dl835903/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL83590326908585922959P
Purchased by	: STAR RAISON LANDMARKS
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: STAR RAISON LANDMARKS
Second Party	: Not Applicable
Stamp Duty Paid By	: STAR RAISON LANDMARKS
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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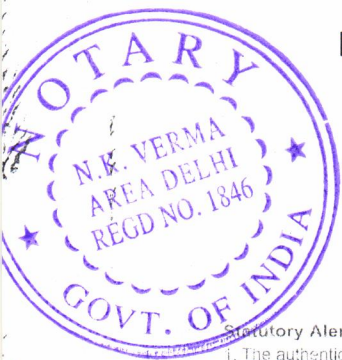
Unithar

FORM-B

[see rule 3(4) Rajasthan Real Estate (Regulation and Development) Rules, 2017]

DECLARATION

Unithar



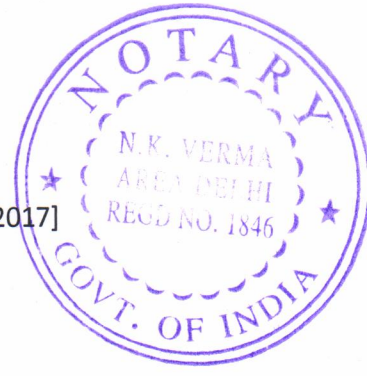
Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
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FORM-B

[see rule 3(4) Rajasthan Real Estate (Regulation and Development) Rules, 2017]

DECLARATION



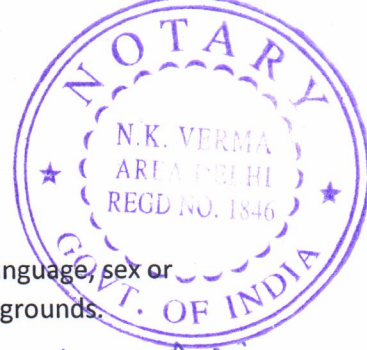
Affidavit cum Declaration of Mr. Punit Rai, duly authorized by the promoter of the ongoing project vide authorization dated 30.07.2017:

I, Punit Rai son of Sh. R. N. Rai aged 43 yrs R/o A-26, New Krishna Park, Najafgarh Road, New Delhi – 110018, duly authorized by the promoter M/s Star Raison Landmarks of the ongoing project “The Essentia-Phase-II” do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project “The Essentia-Phase-II” is ongoing in the Whole Project “The Essentia”, which comprise of the Complete project “The Essentia-Phase-I”, the subsequent project “The Essentia-Phase-III and the subsequent future phases on the balance land of the Whole Project at Sector-22, Opposite Power Grid, Bhiwadi-Alwar Bypass Road, Bhiwadi, Rajasthan.
2. That the said land of the project “The Essentia-Phase-II”, hereinafter referred to as the Said Project, is free from all encumbrances, except construction finance sanctioned by PNBHFL by way of title mortgage of the Whole land.
3. That the time period within which the said project or phase thereof, as the case may be, shall be completed by the promoter is by 31.12.2020.
4. That seventy per cent of the amounts realised hereafter by the promoter from the Allottees of the said project, 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 purposes, subject to also repayment of monthly interest and principal payable to PNBHFL as per existing agreement with it.
5. That the amounts from the separate account, to cover the cost of the project including the interest and principal repayable to PNBHFL, 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.



Punit Rai



10. That the 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 on any grounds.

Punit Rai

Deponent

Verification: -

I Punit Rai Son of Shri Raghunath Rai aged 43 years R/o A-26, New Krishna Park, Najafgarh Road, New Delhi-110018 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 31st day of 2017.

Punit Rai

Deponent

**I Identify the executant who
has signed in my presence**



SIC ATTESTED
[Signature]
Notary Public, Delhi/India

31 JUL 2017