



INDIA NON JUDICIAL
Government of Rajasthan

सत्यमेव जयते

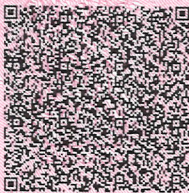
e-Stamp

Certificate No.	: IN-RJ46413609638172X
Certificate Issued Date	: 19-Dec-2025 12:27 PM
Account Reference	: NONACC (SV)/ rj3026904/ BHIWARI/ RJ-KR
Unique Doc. Reference	: SUBIN-RJRJ302690472145419519557X
Purchased by	: ASHIANA HOUSING LTD
Description of Document	: Article 4 Affidavit
Property Description	: 4TH FLOOR, ASHIANA VILLAGE CENTRE, VASUNDHARA NAGAR, BHIWADI, DISTT. KHAIRTHAL-TIJARA (RAJ.)-301019
Consideration Price (Hs.)	: 0 (Zero)
First Party	: ASHIANA HOUSING LTD
Second Party	: ASHIANA HOUSING LTD
Stamp Duty Paid By	: ASHIANA HOUSING LTD
Stamp Duty Payable (Rs.)	: 50 (Fifty only)
Surcharge for Infrastructure Development (Rs.)	: 5 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 5 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 5 (Five only)
Stamp Duty Amount(Rs.)	: 65 (Sixty Five only)



For Ashiana Housing Limited

Authorised Signatory



ATTESTED

EXECUTANT

NOTARY, Kishangarh Bass (Alwar)

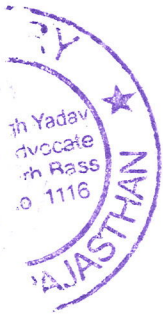
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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shoestamp.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



e-Stamp Certificate No. IN-RJ46413609638172X

FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Mannu Gupta S/o. Shri Vijay Gupta duly authorized by the Promoter of the proposed Project vide authorization dated 13-08-2025

I, Mr. Mannu Gupta S/o. Shri Vijay Gupta having office at 4th Floor, Village Centre, Vasundhara Nagar, Bhiwadi, Dist.-Khairthal-Tijara, Rajasthan duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has legal title of the Land on which the development of the project is proposed of the project **"Ashiana Tarang Phase VII"**.
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 31-01-2030.
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 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 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

ATTESTED

NOTARY Kishangarh Blass (Alwar)
23 DEC 2025

For Ashiana Housing Limited

Authorised Signatory

EXECUTANT



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 Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That Promoter shall not discriminate based on 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 Ashiana Housing Limited

Authorised Signatory

Deponent

Verification

EXECUTANT

I, Mr. Mannu Gupta S/o. Shri Vijay Gupta having office at 4th Floor, Village Centre, Vasundhara Nagar, Bhiwadi, Distt. Khairthal-Tijara, Rajasthan 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 there from.

Verified by me at Bhiwadi on this 23-12-2025.

For Ashiana Housing Limited

Authorised Signatory

Deponent

ATTESTED

NOTARY, Kishangarh Bass (Alwar)

23 DEC 2025

EXECUTANT