



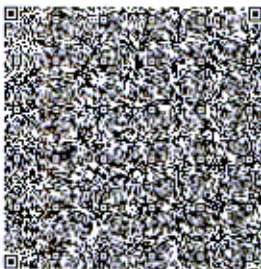
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL14391787394963P
Certificate Issued Date	: 03-Aug-2017 12:24 PM
Account Reference	: IMPACC (IV)/ dl960003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL96000330074569146557P
Purchased by	: MAESTRO PROMOTERS PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MAESTRO PROMOTERS PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: MAESTRO PROMOTERS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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

AFFIDAVIT CUM DECLARATION



Signature

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shikhatamp.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.

Affidavit cum Declaration of Mr. Som Nath Grover, S/o Late Shri Ramkishan Grover, R/o H. No. 3, FF, Shakti Khand-3, Indrapuram, Distt. Ghaziabad, Uttar Pradesh-2010014, Director of M/s Maestro Promoters Private Ltd. having its registered office at 110, Indraprakash, 21 barakhamba Road, New Delhi, promoter of the ongoing residential project **"ANSAL TOWN AJMER BLOCK-C"** duly authorized by the promoter of the proposed project, vide its authorization dated 07.07.2017;

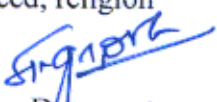
I, Som Nath Grover duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land title is in favour of M/s Maestro promoters Pvt. Ltd. and M/s A.R Paradise Pvt. Ltd. both of which are wholly owned subsidiary of M/s Ansal Housing & Construction Ltd. The project **"Ansal Town Ajmer Block-C"** which is a residential project, is being developed by M/s Ansal Housing & Construction Ltd.
2. That there is no encumbrance on the said project.
3. That the time period within which the project shall be completed by the promoter is 31.07.2020.
4. That seventy per cent of the amounts realized by me 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 by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter 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.



A handwritten signature in blue ink, appearing to read "Som Nath Grover".

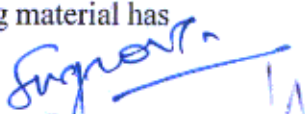
9. That the promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder and shall furnish any other further documents as and when directed by the authority.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.


Deponent

Verification

The contents 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 03rd day of August 2017.


Deponent




ATTESTED
Notary Public
03 AUG 2017