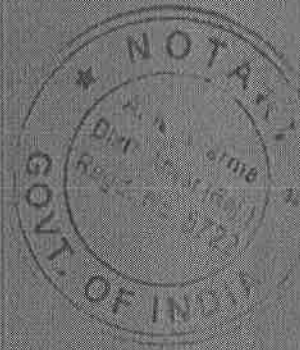


सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ38635089833816S
Certificate Issued Date	: 12-Oct-2020 04:21 PM
Account Reference	: NONACC (SV)/ rj3026904/ BHIWARI/ RJ-AL
Unique Doc. Reference	: SUBIN-RJRJ302690468321089489363S, Colla: rj3026904
Purchased by	: ASHIANA HOUSING LIMITED, ASHIANA HOUSING LIMITED
Description of Document	: Article 4 Affidavit, A-21-22, Ganesh Plaza, Bhiwadi
Property Description	: 4TH FLOOR, VILLAGE CENTER, VASUNDHARA NAGAR, Distt. Alwar (Rajasthan)-301019
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ASHIANA HOUSING LIMITED
Second Party	: NA
Stamp Duty Paid By	: ASHIANA HOUSING LIMITED
Stamp Duty Payable (Rs.)	: 50 (Fifty only)
Surcharge for Infrastructure Development (Rs.)	: 5 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 10 (Ten only)
Stamp Duty Amount (Rs.)	: 65 (Sixty Five only)



ASHIANA HOUSING LTD
P-418

NOTARY, ALWAR (Raj.)
19 OCT 2020

0011461970



e-Stamp Certificate No. IN-RJ38635089833816S

FORM 'B'

[See rule 3(4)]

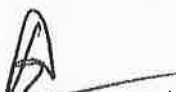
AFFIDAVIT CUM DECLARATION




Affidavit cum Declaration of Mr. Pankaj Joshi duly authorized by the Promoter of the proposed Project vide the authorization dated 05.10.2020

I, Pankaj Joshi Shri B.M. Sharma, aged 40 years, having office at 4th Floor, Village Centre, Vasundhara Nagar, Bhiwadi, Dist.-Alwar, 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.
2. That the Said Land is free from encumbrances.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31.07.2024
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 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.


NOTARY, ALWAR (Raj.)
20 OCT 2020

for ASHIANA HOUSING LTD.



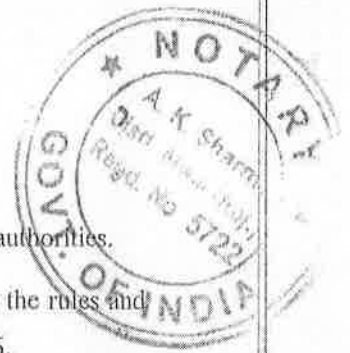


8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That Promoter shall not discriminate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

Verification

I, Pankaj Joshi S/o Shri B.M. Sharma, aged 40 years, having office at 4th Floor, Village Centre, Vasundhara Nagar, Bhiwadi, Dist.-Alwar, 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 19th Oct. 2020



For ASHIANA HOUSING LTD.
P-478
Deponent
Authorised Signatory

For ASHIANA HOUSING LTD.
P-478
Deponent
Authorised Signatory

IDENTIFIED BY

ATTESTED
BIG THUMB IMP AS PER
IDENTIFIED BY

NOTARY AJWAR (RAJ.)

19 OCT 2020

