



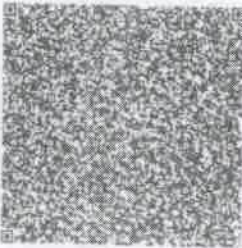
सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ13004800492155P
Certificate Issued Date	: 25-Jul-2017 06:13 PM
Account Reference	: NONACC (SV)/ rj3074904/ BHIWARI/ RJ-AL
Unique Doc. Reference	: SUBIN-RJRJ307490419614071633952P
Purchased by	: Apna Ghar Buildwel Pvt Ltd
Description of Document	: Article 4 Affidavit
Property Description	: B-13 DLF Area Mathura Road Near BSNL office Faridabad
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Apna Ghar Buildwel Pvt Ltd
Second Party	: NA
Stamp Duty Paid By	: Apna Ghar Buildwel Pvt Ltd
Stamp Duty Payable	: 50 (Fifty only)
Surcharge for Infrastructure Development	: 10 (Ten only)
Surcharge for Propagation and Conservation of Cow	: 10 (Ten only)
Stamp Duty Amount(Rs.)	: 70 (Seventy only)

Royal Court-Tower. 2, 5 & 6



For Apna Ghar Buildwel (P) Ltd.


Authorised Signatory

UP 0002396413

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shivamam.com. Any discrepancy in the details on this Certificate and/or available on the website renders it invalid.

2. The cost of this Stamp Certificate is Rs. 100/- (One Hundred Rupees) only.

FORM-B
[see rule 3(4)]

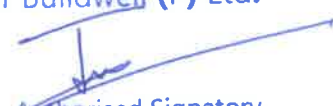
DECLARATION

Affidavit cum Declaration of Mr. Jitin Nayyar duly authorized by the promoter of the proposed project vide their authorization dated July 07, 2017:

I, Jitin Nayyar Son of Mr Madan Mohan Nayyar aged 40 years R/o C-144 Ground Floor Ashoka Enclave -II Sector-37 Faridabad duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project is proposed which is named as ROYAL COURT having three towers - TOWER-2, TOWER-5 & TOWER-6 located at Khasra Nos. 1205 & 1206 of revenue village - Pipli, Tehsil- Neemrana, Distt-Alwar, Rajasthan situated at Pipli-Neemrana.
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 December 15, 2018.
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 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

For Apna Ghar Buildwell (P) Ltd.


Authorised Signatory

have been utilized 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 have 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 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 Apna Ghar Buildwell (P) Ltd.


Deponent
Authorised Signatory

Verification

I, Jitin Nayyar Son of Madan Mohan Nayyar aged 40 years R/o C-144 Ground Floor Ashoka Enclave -II Sector-37 Faridabad 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 Tapukra on this 28th day of July 2017.

For Apna Ghar Buildwell (P) Ltd.


Authorised Signatory
Deponent