



उत्तर प्रदेश UTTAR PRADESH

ER 065958

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vimal Kumar Karwal S/o. Mr. M. L. Karwal, R/o. 611, Sector-16-A, Faridabad- 121002 duly authorised by Ajay Enterprises Private Limited, the promoter of the proposed project i.e. Eros Sampoonam-I at Plot No. GH-01, Sector 2, Greater Noida, District Gautam Budh Nagar, U.P. vide their Board Resolution dated 31st October, 2018;

I, Vimal Kumar Karwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land, by way of long term lease from competent authority, on which the development of the project is proposed
2. Axis Bank sanctioned drop line overdraft facility amounting to Rs.40 Crores against Exclusive Second Charge (First Charge on the aforesaid mortgaged property being with Greater Noida Industrial Development Authority) over Company's immovable property i.e. Plot No. GH-01, Sector 2, Greater Noida, District Gautam Budh Nagar, U.P. area admeasuring 98373.75 sq. mtrs. together with the buildings and structures constructed/to be constructed thereon except 15,96,575 sq. ft. super area already released. (The Charge registered with the Registrar of Companies vide Charge ID No.100030354.).
3. That the time period within which the project shall be completed by me/promoter is on or before 31st December, 2023.

ATTESTED

cont.. 2..

Sanjeev Kumar Sharma
Advocate No.
Reg. No-8228
Distt. Gautam Budh Nagar

14 NOV 2018

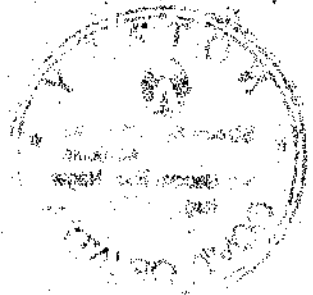
Ajay Enterprises & Son
G-100 (W)



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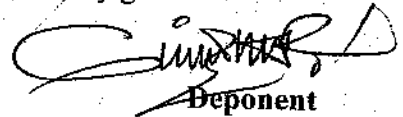
Qmsl

SR no 11 INCLOSED DATE
STAMP PURCHASED FOR
NAME & ADD OF PURCHASER
KAMIKSHA PRASAD MISHRA
STAMP LNO 5/99 VALIDITY 31-3-19
DISTT. COURT G.B. NAGAR



RECEIVED

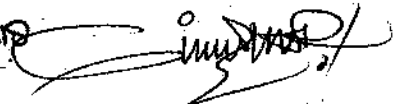
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has/shall furnish such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


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 GR. NOIDA on this 31ST day of DEC. 2019


Deponent

ATTESTED

Sanjeev Kumar Sharma
Advocate Nc
Reg. No. -8220
Distt. Gautam Budh Nar

