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सत्यमेव जयते

Certificate No.	:	IN-DL09259450165042S
Certificate Issued Date	:	13-Jan-2020 01:16 PM
Account Reference	:	IMPACC (IV)/ dl705403/ DELHI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL70540327068426553410S
Purchased by	:	RAJ KRISHNA CONSTRUCTION CO PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	RAJ KRISHNA CONSTRUCTION CO PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	RAJ KRISHNA CONSTRUCTION CO PVT LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

NOTARY SANYOGITA Tis Hazari Courts DELHI Regn. No. 7517 GOVT. OF INDIA

Please write or type below this line

FORM 'B'

[See Rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Arvind Bahl, CEO of M/s. R A J KRISHNA CONSTRUCTION COMPANY PRIVATE LIMITED**, duly authorized by the promoter of the proposed project, vide their authorization dated 22nd January 2020 in Board of Directors Meeting.

NOTARY DELHI Regn. No. 7517 GOVT. OF INDIA

For R.A.J. Krishna Construction Co. Pvt. Ltd.

Authorised Signatory

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The onus of checking the legitimacy is on the users of the certificate.

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I, **Arvind Bahl, CEO of M/s. R A J KRISHNA CONSTRUCTION COMPANY PRIVATE LIMITED** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **M/s LANDMARK BUILDERS & DEVELOPERS** have a legal title report to the land on which the development of the proposed project is to be carried out

   AND

   a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by Promoter from the date of registration of the project is till 31st March 2026.

4. That seventy per cent of the amount realized by R A J KRISHNA CONSTRUCTION COMPANY PRIVATE LIMITED (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 amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rule 2017.

6. 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 a accounts duly certified and signed by such Chartered Accountant, in practice, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

For R.A.J. Krishna Construction Co. Pvt. Ltd.

Authorised Signatory

NOTARY ... Courts DELHI Regn. No. 7517 GOVT. OF INDIA

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7. That Promoter shall take all the pending approvals on time, from the competent authorities.

8. That Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That Promoter has furnished 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.

For R.A.J. Krishna Construction Co. Pvt. Ltd.

Authorised Signatory

DEPONENT

Arvind Bahl

(Chief Executive Officer)
(M/s R A J Krishna Construction Company Pvt. Ltd.)

Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For R.A.J. Krishna Construction Co. Pvt. Ltd.

Verified by me at New Delhi on 22nd day of January 2020.

Authorised Signatory

DEPONENT

Arvind Bahl

(Chief Executive Officer)
(M/s R A J Krishna Construction Company Pvt. Ltd.)

NOTARY ... Courts DELHI Regn. No. 7517 GOVT. OF INDIA

ATTESTED

NOTARY PUBLIC
DELHI (INDIA)

22 JAN 2020