



सर्वांगीन जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

Name of ACC : Neha Sharma
 ACC Code : UP14089704
 Licence No. : 527
 Tehsil & District : Ghaziabad

e-Stamp

Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description
 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount(Rs.)

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 : 03-Nov-2022 01:39 PM
 : NEWIMPACC (SV)/ up14089704/ GHAZIABAD SADAR/ UP-GZB
 : SUBIN-UPUP1408970471530236274949U
 : MNG REALTECH LLP
 : Article 4 Affidavit
 : Not Applicable
 :
 : MNG REALTECH LLP
 : Not Applicable
 : MNG REALTECH LLP
 : 10
 : (Ten only)



Please write or type below this line



**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR
 ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration Affidavit cum Declaration of Mr. Sanjeev Kumar promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____ I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid

3. That the time period within which the project shall be completed by me in 36 months
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



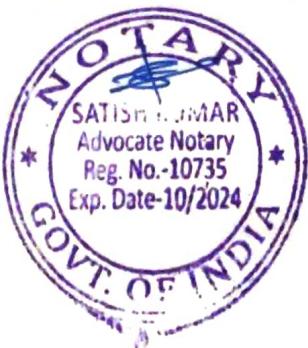
Deponent

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 on this day of 02 November 2022.



Deponent



ATTESTED
Satish Kumar
SATISH KUMAR 03/11/22
Advocate & Notary
Ghaziabad, Govt. of India