

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

प्रमोद कुमार (२८८) ला०नं० 281, ३३ नवुम मार्किट मो0 : 9211681000, गाजियाद्वाद

Certificate Issued Date

Account Reference

Certificate No.

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.)

IN-UP92882025097433U

12-Sep-2022 01:46 PM

NEWIMPACC (SV)/ up14071204/ GHAZIABAD SADAR/ UP-GZB

SUBIN-UPUP1407120478365490378900U

VIPIN KUMAR

Article 4 Affidavit

Not Applicable

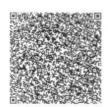
VIPIN KUMAR

Not Applicable

VIPIN KUMAR

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(Ten only)



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FORM 'B' [See rule3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vipin Kumar on behalf of GDA promoter of the proposed project Construction of 480 EWS units (G+3) under PMAY Scheme, Noornagar, Khasra no. 315, 343, 351, 352 Ghaziabad duly authorized by the promoter of the proposed project, vide its/his/their authorization

- l, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:
- That I / promoter have / has a legal title to the land on which the development of the project is

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by resource please inform the Competent Authority

have/has a legal title to the land on which the development of the proposed project is to be carried out AND

a legally valid authentication of 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.

That the said land is free from all encumbrances.

OR That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

That the time period within which the project shall be completed by me/promoter is 4 years

- 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.
- 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
- 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 incompliance with the proportion to the percentage of completion of the project.
- That I / promoter shall take all the pending approvals on time, from the competent authorities.
- That I / promoter have / has furnished such other documents as have been prescribed by the rules and
- 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.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been

Verified by me at on this 12.09.2022