



INDIA NON JUDICIAL  
Government of Uttar Pradesh



सत्यमेव जयते

e-Stamp

Certificate No. : IN-UP39827052328294T  
Certificate Issued Date : 20-Aug-2021 04:20 PM  
Account Reference : NEWIMPACC/ up14087504/ GHAZIABAD SADAR/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1408750468267375236630T  
Purchased by : PROVIEW INFRASTRUCTURE PVT LTD  
Description of Document : Article 5 Agreement or Memorandum of an agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : PROVIEW INFRASTRUCTURE PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : PROVIEW INFRASTRUCTURE PVT LTD  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



FORM - 'B'

[See rule 3(4)]

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

Please write or type below this line  
**Affidavit cum Declaration**

Affidavit-cum-Declaration of Mr. Punit Tyagi, Authorized Signatory of Proview Infrastructure Private Limited ("Promoter") of the proposed project "OFFICER CITY-1", duly authorized by the promoter of the proposed project, vide their authorization dated 23.08.2021 ;



1. The authenticity of this e-Stamp certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) or using e-Stamp Mobile App of Stock Holding Any discrepancy in the same will make this Certificate and as available on the website / Mobile App renders it invalid.  
2. The onus of checking the legitimacy is on the users of the certificate.  
3. In case of any discrepancy please inform the Competent Authority.

I, Punit Tyagi Authorized Signatory of Proview Infrastructure Private Limited ("Promoter") do hereby solemnly declare, undertake and state as under:

1. That, the promoter has a legal title to the land on which the development of the project is proposed project is carried out and an authenticated copy of the title such land is enclosed herewith
2. That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details are uploaded on to the UPRERA website at the time of registration.
3. That the time period within which the project shall be completed by promoter is 56 months from the project start date.
4. That seventy percent of amounts realized 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 shall be used only for that purpose.
5. That the amount from the separate account to cover the cost of the Project shall be withdrawn in proportion to the percentage of the completion of the project.
6. That the amounts from separate account shall be withdrawn after the certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion of the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, 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.
8. That the promoter shall take all the pending approvals on time from the competent authorities.



9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be any grounds.

11. I declare that the PAN card, Aadhar number/CIN number uploaded on website is correct and both of the promoter, I also declare that all other documents submitted are correct. If any information document including details of payments made as fee etc are found misled or wrong the authority may reject the registration.



Deponent

### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Ghaziabad on this 23<sup>rd</sup> August 2021.



Deponent



ATTESTED  
M. C. PAUL  
Notary Advoocat  
Ghaziabad  
Reg. No. 1341  
23/8/21