



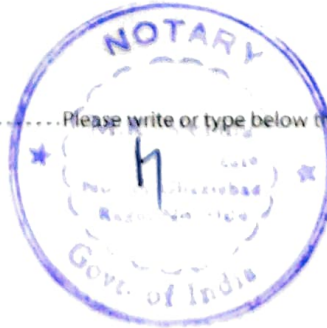
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

### e-Stamp

Certificate No.	: IN-UP62055728428352T
Certificate Issued Date	: 11-Sep-2021 02:48 PM
Account Reference	: NEWIMPACC (SV)/ up14085804/ MODINAGAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1408580412984559053414T
Purchased by	: SUNIL KUMAR
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	:
First Party	: SUNIL KUMAR
Second Party	: Not Applicable
Stamp Duty Paid By	: SUNIL KUMAR
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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#### Statutory Alert

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FORM B  
[SEE RULE 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of **Mr. Sunil Kumar** duly authorized by RS Landcraft LLP having its registered office at Permish corporate towers, 309, 3<sup>RD</sup> floor plot no-13 karkardooma community centre Delhi 110092, hereinafter to as the promoter of the proposed project vide its authorization letter dated **17-08-2018**

I duly authorized representative of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/ has a legal title to the land on which the development of the project is proposed  
Or  
RS Landcraft LLP 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 60 Months.
4. That seventy percent of the amount realized 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 That the amount from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 amount 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 amount 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 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 me 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.



ATTESTED  
*M.K. Verma*  
M.K. Verma  
Notary/Adv.  
Ghaziabad (U.P.)

DEPONENT

11/09/2024



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

<b>Certificate No.</b>	: IN-UP64419520276295T
<b>Certificate Issued Date</b>	: 11-Dec-2021 11:25 AM
<b>Account Reference</b>	: NEWIMPACC (SV)/ up14085804/ MODINAGAR/ UP-GZB
<b>Unique Doc. Reference</b>	: SUBIN-UPUP1408580419077812693723T
<b>Purchased by</b>	: R S LANDCRAFT LLP
<b>Description of Document</b>	: Article 4 Affidavit
<b>Property Description</b>	: AFFIDAVIT CUM DECLARATION
<b>Consideration Price (Rs.)</b>	:
<b>First Party</b>	: R S LANDCRAFT LLP
<b>Second Party</b>	: Not Applicable
<b>Stamp Duty Paid By</b>	: R S LANDCRAFT LLP
<b>Stamp Duty Amount(Rs.)</b>	: 10 (Ten only)



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For RS LANDCRAFT LLP

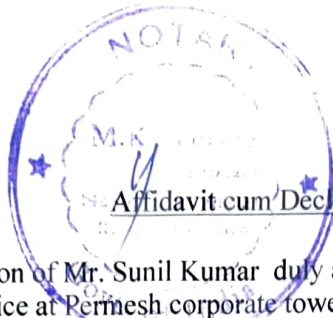
*Sunil Kumar*

Auth. Sign.

### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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.
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.





Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sunil Kumar duly authorized by RS Landcraft LLP having its registered office at Permish corporate towers, 309, 3<sup>rd</sup> floor plot no.-13 karkardooma community center Delhi 110092, hereinafter to as the promoter of the proposed project vide its authorization letter dated 17.08.2018;

I duly authorized, representative of the promoter for the proposed project do hereby solemnly declare, undertake and state as under :

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

RS Landcraft LLP 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.

2. That no booking/sales has been done on the project.

3. That no project has been registered in RERA on the area of 4736.7 square meter of Khasra No. 613M, 283.7 square meter of Khasra No. 614M and 2189.6 square meter of Khasra No. 615M.

For RS LANDCRAFT LLP

Deponent

Auth. Sign.

Verification

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

ATTESTED  
M.K. Verma  
Notary/Adv.  
Ghaziabad (U.P.)

For RS LANDCRAFT LLP

Sunil Kumar

Deponent

Auth. Sign.

NON-FAR CALCULATION FOR REVISED SUBMISSION									
STUT	Tower F	Tower E	Tower F	Tower F	Tower F	Tower F	Tower F	Tower F	Total
1st Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
2nd Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
3rd Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
4th Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
5th Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
6th Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
7th Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
8th Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
9th Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
10th Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
11th Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
12th Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
13th Flr	635.87	564.8	635.87	564.8	635.87	564.8	635.87	564.8	2543.52
Total	8313.02	7388.94	8313.02	7388.94	8313.02	7388.94	8313.02	7388.94	30121.18

DWELLING UNIT CALCULATIONS FOR REVISED SUBMISSION									
STUT	Tower F	Tower E	Tower F	Tower F	Tower F	Tower F	Tower F	Tower F	Total
1st Flr	0	0	0	0	0	0	0	0	0
2nd Flr	0	0	0	0	0	0	0	0	0
3rd Flr	0	0	0	0	0	0	0	0	0
4th Flr	0	0	0	0	0	0	0	0	0
5th Flr	0	0	0	0	0	0	0	0	0
6th Flr	0	0	0	0	0	0	0	0	0
7th Flr	0	0	0	0	0	0	0	0	0
8th Flr	0	0	0	0	0	0	0	0	0
9th Flr	0	0	0	0	0	0	0	0	0
10th Flr	0	0	0	0	0	0	0	0	0
11th Flr	0	0	0	0	0	0	0	0	0
12th Flr	0	0	0	0	0	0	0	0	0
13th Flr	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

5. ADDITIONAL FAR CALCULATION FOR REVISED SUBMISSION (COLOR)									
STUT	Tower F	Tower E	Tower F	Tower F	Tower F	Tower F	Tower F	Tower F	Total
1st Flr	14.85	12.45	14.85	12.45	14.85	12.45	14.85	12.45	54.45
2nd Flr	14.85	12.45	14.85	12.45	14.85	12.45	14.85	12.45	54.45
3rd Flr	14.85	12.45	14.85	12.45	14.85	12.45	14.85	12.45	54.45
4th Flr	14.85	12.45	14.85	12.45	14.85	12.45	14.85	12.45	54.45
5th Flr	14.85	12.45	14.85	12.45	14.85	12.45	14.85	12.45	54.45
6th Flr	14.85	12.45	14.85	12.45	14.85	12.45	14.85	12.45	54.45
7th Flr	14.85	12.45	14.85	12.45	14.85	12.45	14.85	12.45	54.45
8th Flr	14.85	12.45	14.85	12.					