



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

₹100

e-Stamp



Certificate No.

: IN-UP56857092640761U

Certificate Issued Date

: 02-Apr-2022 12:10 PM

Account Reference

: NEWIMPACC (SV)/ up14009404/ NOIDA/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1400940404761909566724U

Purchased by

: ASCENT DEVELOPWELL PVT LTD

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: ASCENT DEVELOPWELL PVT LTD

Second Party

: Not Applicable

Stamp Duty Paid By

: ASCENT DEVELOPWELL PVT LTD

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)

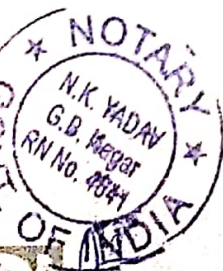
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Statutory Alert:

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.
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.

FORM 'B'

[See rule 2(6)]

Affidavit Cum Declaration

Affidavit Cum Declaration of Mr. Jitender Narang duly authorized by the promoter of the proposed project (Laxmi Villas at Khasra No. 1226, 1227 at Noor Nagar, Raj Nagar Extn., Ghaziabad) vide its authorization:

I, Jitender Narang duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

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

OR

Have/has 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 title of such land along with an authenticated copy of the agreement between such owner and promoted for development of the real estate project is enclosed herewith.

2. That the time period within which the project shall be completed by promoter from the date of registration of project :

(a) For new projects :

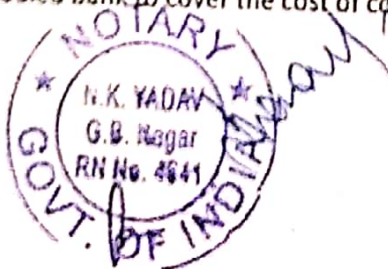
That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter 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.


OR

(ii) That entire of the amounts to be realized hereinafter 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, since the estimate receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That I/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.
7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/the 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 I/the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.


Deponent

Verification

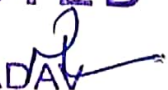
The contents of any above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Noida on 2nd April, 2022.


Deponent



ATTESTED


N K YADAV
Advocate Notary
(G.B. NAGAR)

2 APR 2022