



INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP75395404262364W

e-Stamp

Certificate No.

: IN-UP75395404262364W

Certificate Issued Date

: 25-Nov-2024 04:08 PM

Account Reference

: NEWIMPACO (SV)/ up14099704/ GHAZIABAD SADAR/ UP-GZB

Unique Doc. Reference

: SUBIN-UPUP1409970447661512337700W

Purchased by

: SARVOTTAM RETAILS INFRA PVT LTD

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: SARVOTTAM RETAILS INFRA PVT LTD

Second Party

: Not Applicable

Stamp Duty Paid By

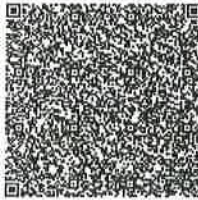
: SARVOTTAM RETAILS INFRA PVT LTD

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)ACC Name- Babila Rishi Tomar
ACC ID- UP14099704
Licence No-
Signature

₹100 ₹100 ₹100 ₹100

सत्यमेव जयते



IN-UP75395404262364W

Please write or type below this line



Sarvottam Retails Infra Pvt. Ltd.

Director

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 rule3(4)]

**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. Kunal Singhal promoter of the proposed project "**Sarvottam City Center**" duly authorized by the promoter of the proposed project, vide its authorization dated 20-02-2024.

I, promoter of the proposed project "**Sarvottam City Center**" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter 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.
3. That the time period within which the project shall be completed by me/promoter is 27-05-2029.
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.

Sarvottam Retails Infra Pvt. Ltd.

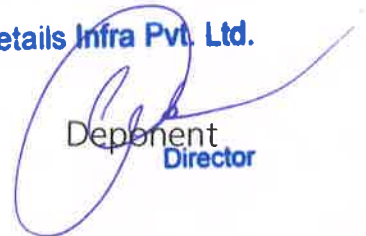

Dependent

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 Ghaziabad on this 27th day of November 2024.

Sarvottam Retails Infra Pvt. Ltd.


Dependent
Director




ATTESTED
27/11/24
VIJAY KUMAR
Notary Ghaziabad