

INDIA NON JUDICIAL



IN-UP06916764036076X

Government of Uttar Pradesh



e-Stamp

Certificate No. : IN-UP06916764036076X
Certificate Issued Date : 25-Jun-2025 05:13 PM
Account Reference : NEWIMPACC (SV)/ up14017904/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1401790411487491753337X
Purchased by : Shri Ram Rajyam
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : Shri Ram Rajyam
Second Party : Not Applicable
Stamp Duty Paid By : Shri Ram Rajyam
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



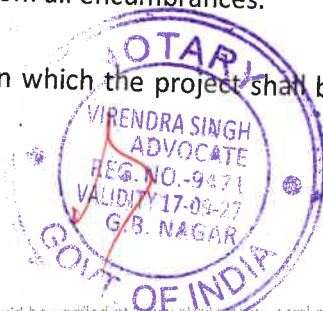
Please write or type below this line

Affidavit cum Declaration

Affidavit-cum-Declaration of **Mr. Rahul Rastogi, S/o Late Shri Rajeev Kumar Rastogi** duly authorized by the promoter of the proposed project, vide authorization letter dated **30-04-2025**.

I, **Rahul Rastogi**, 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 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 the Promoter is on or before **31-12-2028**.



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.e-stamp.com or using e-Stamp Mobile App of Stock Holding Company of India. 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.

4. That, seventy percent of the amounts realized by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in ascheduled 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

SHRI RAM RAJYAM

Deponent

AUTHORISED SIGNATORY

Verification

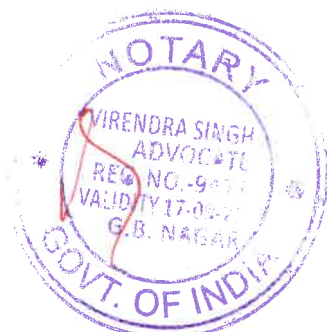
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at.....Noida..... on this day 27 day of Jun, 2025.

SHRI RAM RAJYAM

Deponent

AUTHORISED SIGNATORY



ATTESTED
VIRENDRA SINGH
ADVOCATE (NOTARY)
DIST. GAUTAM BUDH NAGAR