



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP55114048979285T
Certificate Issued Date	: 26-Mar-2021 03:48 PM
Account Reference	: NEWIMPACC (SV)/ up14217304/ BAREILLY SADAR/ UP-BLY
Unique Doc. Reference	: SUBIN-UPUP1421730497655814049515T
Purchased by	: AADHAR INFRACRAFT INDIA PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: AADHAR INFRACRAFT INDIA PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: AADHAR INFRACRAFT INDIA PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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Affidavit cum Declaration

Affidavit cum Declaration of **Mr. AMIT SETHI**, duly authorized by the **AADHAR INFRACRAFT INDIA PVT LTD** ("Promoter") having its registered office at Khet No.497, Village Chandpur Bichpuri Bareilly, Uttar Pradesh -243006 of the proposed project namely **33 AVENUE** ("Project") situated at Bareilly, Uttar Pradesh

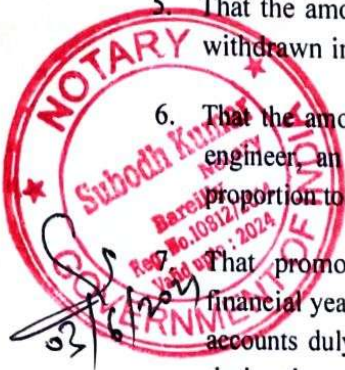


Statutory Alert:

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3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

I, **AMIT SETHI** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter by virtue of Consortium Agreement with owner of the land of the proposed Project is entitled to carry development of the proposed Project and has a legally valid authentication of title of such land along with an authenticated copy of the consortium 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 17/03/2026
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / 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.



Amit
Deponent

Verification

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

Amit

Verified by me at _____ on this day of _____

Deponent



Certified that Shri. MR. AMIT SETHI
who has been identified by Shri. _____
presented this affidavit before me today
at _____ AM/PM at Bareilly after Sworn the
Contents of this affidavit and confirmed for
contents which have been explained.

13/6/2024
SUBODH KUMAR
Advocate & Notary
Distt. Bareilly
Regd No. 10812/2014