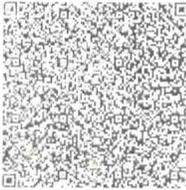


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PRAVIN KUMAR  
Licence No.-553  
Nyy. Khand-2,  
Indrapuram Ghaziabad  
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Certificate No. : IN-UP81022052332333X  
 Certificate Issued Date : 08-Aug-2025 11:41 AM  
 Account Reference : NEWIMPACC (SV)/ up14095704/ GHAZIABAD SADAR/UP-GZB  
 Unique Doc. Reference : SUBIN-UPUP1409570459678614949141X  
 Purchased by : SAILANDER SOLANKI  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : SAILANDER SOLANKI  
 Second Party : Not Applicable  
 Stamp Duty Paid By : SAILANDER SOLANKI  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



Please write or type below this line



08 AUG 2025

*Mehar Chand Paul*

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.stampsamp.com](http://www.stampsamp.com) or using e-Stamp Mobile App of Stock Holding
2. The mode of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

IN-UP81022052332333X

SAILANDER SOLANKI

## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Sailander Solanki** duly authorized by the promoter M/s Roseberry Developers Private Limited, of the proposed project vide their Board Resolution dated **25.07.2025** ;

I, **Sailander Solanki** , 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.

OR

That detail of encumbrances is NIL including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by the Promoter is **14.02.2030**.

4. That seventy per cent of the amounts realised by 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 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.



DEPONENT

### 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 8<sup>th</sup> of August 2025



DEPONENT

U 8 AUG 2025

**ATTESTED**

Mehraj Chand Paul  
Notary Public  
Ghaziabad, Regd. No 13416