



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

SIGNATURE

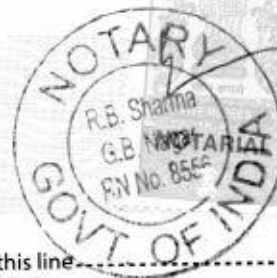
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ACC Name RAMCHANDRA BHAGAT ACC Code UP14007704

ACC Address Sub-reg. Office, Sector-33, Noida Mod. +912351696

License No. 127/12-13 TasNH& Disl. Dadri G. B. Nagar U.P.

Certificate No.	: IN-UP75501710096265T
Certificate Issued Date	: 23-Sep-2021 12:07 PM
Account Reference	: NEWIMPACC (SV)/ up14007704/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400770440057164031355T
Purchased by	: SAHA ESTATE DEVELOPERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SAHA ESTATE DEVELOPERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SAHA ESTATE DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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For SAHA ESTATE DEVELOPERS PVT. LTD.

Director / Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcifirstamp.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 3(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. Gyan Deep Nigam M/s SAHA ESTATE DEVELOPERS PRIVATE LIMITED

Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 23.09.2021.

I, promoter of the proposed project/duly authorized by the promoter of the proposed project "OPULENCE PHASE-I" do hereby solemnly declare, undertake and state as under:

1. SAHA ESTATE DEVELOPERS PRIVATE LIMITED have / has a legal title 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 promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances as per attachment 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 me/promoter is 01-10-2021 to 30.09.28.

4. That seventy percent of the amounts realized 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 utilized 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.

For SAHA ESTATE DEVELOPERS PVT. LTD.

[Signature]
Deponent

Director / Authorised Signatory

Verification

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

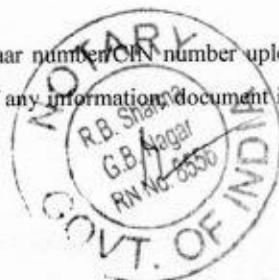
Verified by me at on this day of 23-09-2021.

For SAHA ESTATE DEVELOPERS PVT. LTD.

[Signature]
Deponent

Director / Authorised Signatory

I declare that the pan card, Aadhaar number/CHN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information/document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.



ATTESTED
[Signature]
RAMBIR SHARMA
Advocate Notary
(G.B. Nagar)

24 SEP 2021

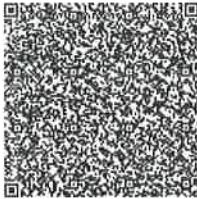


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INDIA NON JUDICIAL Government of Uttar Pradesh

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Certificate No.	: IN-UP76827491293156T
Certificate Issued Date	: 24-Sep-2021 11:18 AM
Account Reference	: NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400330442730625616421T
Purchased by	: WISH LAND BUILDZONE PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: WISH LAND BUILDZONE PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: WISH LAND BUILDZONE PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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This Stamp paper forms part of the Affidavit
on behalf of wish Land Buildzone Private Limited



For Wish Land Buildzone Private Limited

Niraj Kumar Singh
Director/Authorised Signatory

Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority.

FORM B

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE LANDOWNER OR ANY PERSON AUTHORIZED BY THE LANDOWNER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Niraj Kumar Sinha, Director of M/s Wishland Buildzone Private Limited ("**Landowner**") being the lessee of the land admeasuring 50,560 sq. meters bearing number SC-02/A-8, Sector-150, Noida by way of sub lease deed dated 15th June 2016 on which the phase-I of the project "**Opulence**" is being developed, duly authorized by the Landowner of the project, vide its authorization dated 24.09.2021.

I, Niraj Kumar Sinha, Director of Wishland Buildzone Private Limited ("**Landowner**") do hereby solemnly declare, undertake and state as under:

- 1 That the Landowner has a legal title to the land on which the development of the phase-I of the project is to be carried out and an authenticated copy of the title of such land is enclosed herewith. The Landowner has entered into a Collaboration Agreement with M/s Saha Estate Developers Private Limited ("**Developer/ Promoter**") for the development of a project on the land. A copy of the Collaboration Agreement is enclosed herewith.
- 2 That details of encumbrances as per attachment including dues and litigation, 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 phase-I of the project shall be completed by the Developer is 84 months from the project start date.
- 4 That 70% (seventy per cent) of the amounts realized by the Developer for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained by the Developer 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 by the Developer in proportion to the percentage of completion of the project.
- 6 That the amounts from the separate account shall be withdrawn by the Developer 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.



For Wish Land Buildzone Private Limited
Niraj Kumar Sinha
Director/Authorised Signatory

- 7 That Developer 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 8 That the Developer shall take all the pending approvals in the name of the Landowner on time, from the competent authorities.
- 9 That the Developer and the Landowner has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10 That Developer shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Niraj K Singh

Deponent/Director/Authorised Signatory

Verification

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

Verified by me at Noida on this 24th day of September, 2021.

Niraj K Singh

Deponent/Director/Authorised Signatory



Niraj K Singh

ATTESTED
N.K. YADAV
Regd. 4641, Advocate
Govt. of India
G.B. Nagar

24 SEP 2021