



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

PREETI KUTAM
ACC CODE: 10-108204
LICENSE NO: 188
TEHSIL & DIST: GH/ZAABAD

Certificate No.	: IN-UP29096366990946V
Certificate Issued Date:	: 08-Feb-2023 11:12 AM
Account Reference	: NEWIMPACC (SV)/ up14082104/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1408210452096075736258V
Purchased by	: AJIT SINGH
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: AJIT SINGH
Second Party	: Not Applicable
Stamp Duty Paid By	: AJIT SINGH
Stamp Duty Amount(Rs.)	: 10 (Ten only)



8 FEB 2023

Notarized By:

1. The above document is duly verified and is hereby certified to be a true and correct copy of the original document.
2. The above document is duly verified and is hereby certified to be a true and correct copy of the original document.
3. The above document is duly verified and is hereby certified to be a true and correct copy of the original document.
4. The above document is duly verified and is hereby certified to be a true and correct copy of the original document.

Affidavit cum Declaration

Affidavit cum Declaration of **Sh. Ajit Singh S/o Late. Ch. Deep Chand R/o H.No. 15, Harcharan Bagh, Andheria More, Mehrauli, New Delhi-110074**, duly authorized by the promoter (M/s Sarena Private Limited) of the proposed project, vide their authorization dated 04/03/2021.

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

1. That Sarena Private Limited has a legal title to the land on which the development of the project is proposed

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.
3. That the time period within which the project shall be completed by the promoter is 60 (Sixty) months.
4. That seventy percent of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



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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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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

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 **08th February, 2023**.



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Deponent