



Government of Uttar Pradesh

e-Stamp

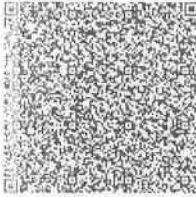
ARVIND GOEL

A.C.C. Code:UP14000504

Contact:+91 9818390870

Tehsil Compound Ghaziabad

Certificate No. : IN-UP53183868292146W
Certificate Issued Date : 09-Nov-2024 10:48 AM
Account Reference : NEWIMPACC (SV)/ up14000504/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1400050403153630058510W
Purchased by : UNINAV BUILDCON PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : UNINAV BUILDCON PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : UNINAV BUILDCON PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

Affidavit cum Declaration

To,
Uttar Pradesh Real Estate Regulatory Authority,
Rajya Niyojan Sansthan, Naveen Bhavan,
Kalankar House Road, Old Hyderabad,
Lucknow, Uttar Pradesh-226007

I Anoop Garg, Director of M/s Uninav Buildcon Pvt Ltd having registered office at 206, S.F., Plot No. 09, LSC Savita Vihar, Near Yojna Vihar, Delhi-110092 Promoter of the proposed project "Uninav Residena" situated at Khasra No. 254, 259, 260, 261, 262, 263, 264, 265, 266, 306M, 307M, 354, 355, 356, 357, 358, 373, 374 & 377, Village Noor Nagar, Raj Nagar Ext., Ghaziabad, U.P.-201017. 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 proposed project "Uninav Residena" situated at Khasra No. 254, 259, 260, 261, 262, 263, 264, 265, 266, 306M, 307M, 354, 355, 356, 357, 358, 373, 374 & 377, Village Noor Nagar, Raj Nagar Ext., Ghaziabad, U.P.-201017 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.
3. That the time period within which the project shall be completed by promoter is dated 18th October 2029.
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 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 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's 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 there from. Verified by me at **Ghaziabad** on the **27th** day of **November 2024**



ATTESTED

OM PRAKASH SINGH
Notary, Ghaziabad



Deponent

27 NOV 2024