



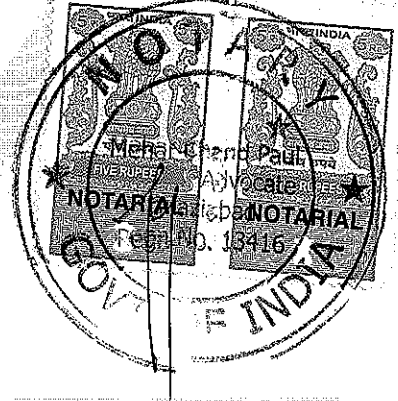
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Parmod Kumar
प्रमोद कुमार (स्टाम्प विक्रेता)
ला0नं0 281, 33 नवयुग मार्किट
गाजियाबाद मो0 : 9211681000

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|----------------------------------|--|
| Certificate No. | : IN-UP86157462218848T |
| Certificate Issued Date | : 16-Jun-2021 02:38 PM |
| Account Reference | : NEWIMPACC/ up14071204/ GHAZIABAD SADAR/ UP-GZB |
| Unique Doc. Reference | : SUBIN-UPUP1407120460168099410916T |
| Purchased by | : RISE PROJECTS PVT LTD |
| Description of Document | : Article 4 Affidavit |
| Property Description | : Not Applicable |
| Consideration Price (Rs.) | : |
| First Party | : RISE PROJECTS PVT LTD |
| Second Party | : Not Applicable |
| Stamp Duty Paid By | : RISE PROJECTS PVT LTD |
| Stamp Duty Amount(Rs.) | : 100 (One Hundred only) |



-----Please write or type below this line-----

This stamp paper forms part of Affidavit Cum Declaration (form- B)

[Signature]

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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. VAIBHAV JAIN promoter of the proposed project / duly
authorized by the promoter of the proposed project, vide its/his/their authorization dated

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

1. That I / promoter have / has a legal title to the land on which the development of the project is
proposed

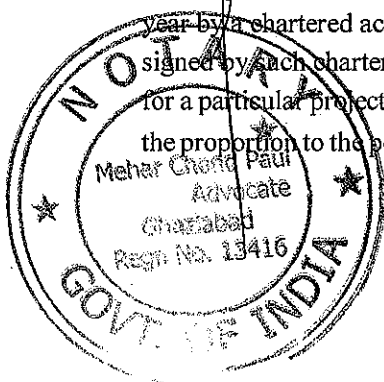
OR

RISE PROJECTS PVT LTD. have/has a legal title to the land on which the development
of the proposed project is to be carried out

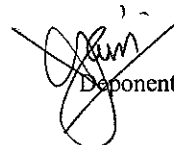
AND

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.
3. That the time period within which the project shall be completed by me/promoter is 4 years and 5 months
having start date of 15/06/2021 and end date 03/11/2025.
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 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 utilised for the project and the withdrawal has been in compliance with
the proportion to the percentage of completion of the project.



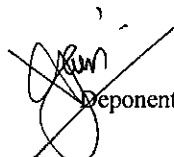
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


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 16 day of June 2021.

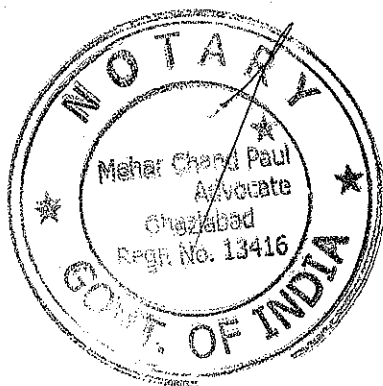

Deponent

Enclosed:

- 1) General Agreement between and Owner M/s EUPHORIA SPORTS CITY PRIVATE LIMITED and M/s RISE PROJECTS PRIVATE LIMITED.

General Agreement No :IN-DL-57545330155277R

Dated: 14/03/2019




ATTESTED
Notary Public
Ghaziabad
16/6/2021



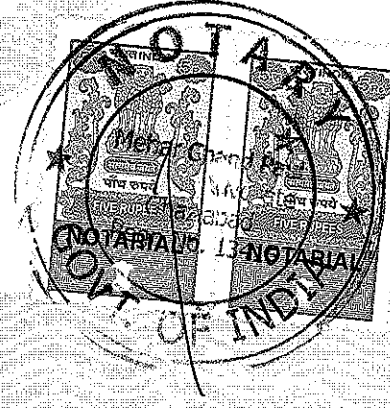
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INDIA NON JUDICIAL

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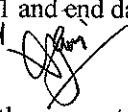
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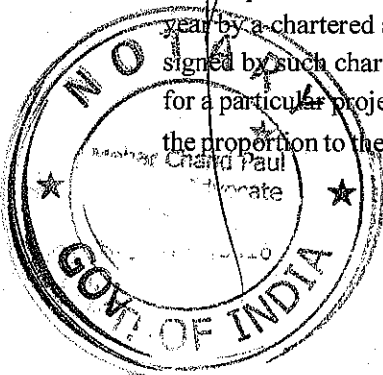
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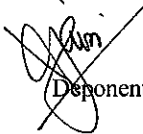
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2021 
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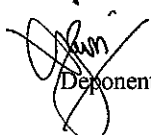
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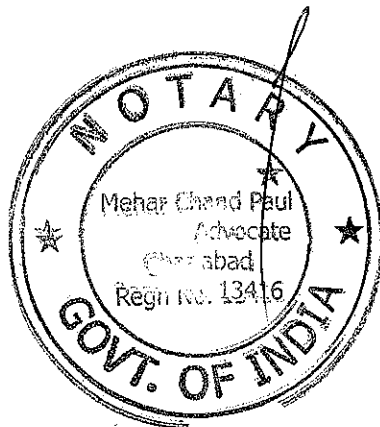

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