



उत्तर प्रदेश UTTAR PRADESH

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rinkesh Tyagi duly authorized by Hirnot Group having its registered office at Plot no CS-3A, Shopping complex, Swarn Jayanti Puram, Ghaziabad, hereinafter to as the promoter of the proposed project vide its authorization letter dated 27.02.2022

I, duly authorized, representative of 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

Hirnot Group 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 no booking/sales on the project.

3. That no project has been registered in RERA on the area of 1894.85 square meter of Plot no CS-03, Shopping complex, Swarn Jayanti Puram, Ghaziabad.

For HIRNOT GROUP

R. Tyagi
Partner

Deponent

Verification

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

For HIRNOT GROUP

R. Tyagi
Partner

Deponent



ATTESTED
M C PAUL
Notary Advocate
Ghaziabad
Regn. No 13416

क्र० स०..... १२ दिनांक..... १०/३/२३
स्टाम्प क्रय करने का प्रयोजन..... १२२८
स्टाम्प क्रेता का नाम व पूरा पता.....
स्टाम्प की घनराशि..... ५४४-
विरेन्द्र सिंह स्टाम्प विक्रेता
लाईसेन्स न०-५४ लाल की अवधि ३१-०३-२०२५
विक्रय का स्थान सिविल कोर्ट परिसर गाजियाबाद

Hirnot Group R/o- Plot no CS-3A, Shopping
complex, Swarn Jayanti Puram, Ghaziabad



उत्तर प्रदेश UTTAR PRADESH

FY 589894

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rinkesh Tyagi duly authorized by Hirnot Group having its registered office at Plot no CS-3A, Shopping complex, Swarn Jayanti Puram, Ghaziabad hereinafter to as the promoter of the proposed project vide its authorization letter dated 27.09.2022.

I duly authorized, representative of 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

NOTA
OR
Hirnot Group 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 60 Months.

For HIRNOT GROWTH

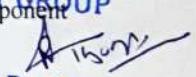
Partner

अरो सं..... ८..... दिनांक..... १३/८/२३
स्टाम्प क्रय करने का प्रयोजन.....
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स्टाम्प की धनराशि..... १००/-
विरेन्द्र रियल एस्टेट क्रेता
लाइसेन्स नं ०-५४ नं ०-५२ नं ०-०३-२०.....
विक्रय का स्थान सिंधिल काट परिसर गाजियाबाद ४

Hirnot Group R/o- Plot no CS-3A, Shopping
complex, Swarn Jayanti Puram, Ghaziabad

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.

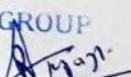
For HIRNOT GROUP
Deponent

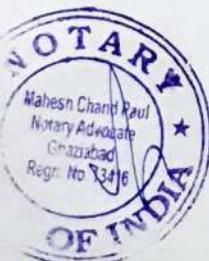

Partner

Verification

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

For HIRNOT GROUP


Deponent
Partner



ATTESTED
M. C. PAUL
Notary Advocate
Ghaziabad
No. 13416