



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP25659155842869W Licence No.-408

Acc Name-Mohit Aggarwal, Ghaziabad, (U.P.)

Acc Code - UP14076104, Ghaziabad, (U.P.)

Mobile No.-9811779165, Sign.....

e-Stamp

Certificate No. : IN-UP25659155842869W
Certificate Issued Date : 16-Apr-2024 03:51 PM
Account Reference : NEWIMPACC (SV)/ up14076104/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407610447524289090734W
Purchased by : MIGSUN CENTRAL MARKET
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : MIGSUN CENTRAL MARKET
Second Party : Not Applicable
Stamp Duty Paid By : MIGSUN CENTRAL MARKET
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

For ANSAL IT CITY & PARK LIMITED
Director/Auth. Signatory



Statutory Alert:

1. The authenticity of this Stamp certificate shall be verified at www.stamptesting.com or using a Stamp Mobile App of Govt. of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The user of the Stamp is responsible for the legitimacy of the certificate.
3. In case of any discrepancy please inform the Government of India.

AFFIDAVIT CUM DECLARATION
FOR ANSAL IT CITY AND PARKS LIMITED
(MIGSUN CENTRAL MARKET)

Affidavit cum Declaration of Mr. Surender Kumar Arora S/o Harbans Lal Arora R/o Plot No. 771, C-2, 2nd Floor, Niti Khand – 1, Indirapuram, Ghaziabad, Uttar Pradesh - 201014, Authorized Signatory of the promoter i.e., of the proposed project and has been duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15th October 2023 vide a Board Resolution of the same date.

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

1. That I, Surender Kumar Arora, Authorized Signatory of the promoter hereby declare that the legal title to the land on which the development of the project vests with **M/S ANSAL IT CITY AND PARKS LIMITED**.

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. We declare that the proposed project has obtained sanction for project loans from IndusInd Bank vide its sanction letter dated 31.03.2023 bearing sanction no. IBL/CAD North/CCBG/2022-23/3515 amounting to Rs. 200 Crores from which 50 crores to be utilised as project related expenses towards "Migsun Central Market" and after obtaining due registration from UPRERA the Bank shall provide a disbursement plan within 30 days and we shall undertake to submit the same with the Authority.
3. That the time period within which the project shall be completed by me/promoter is 5 years from the date of registration. Therefore, the end date will be 17.10.2028
4. That seventy per cent 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.

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.



For ANSAL IT CITY & PARKS LIMITED

Director (Auth. Signatory)

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 ANSAL IT CITY & PARKS LIMITED

Surender Kumar Arora
DEPONENT
Director/Auth. Signatory

VERIFICATION

That I, Surender Kumar Arora, hereby verify the contents of the present Affidavit cum Declaration. The contents of my above Affidavit cum Declaration are true and correct and no material has been concealed by me therefrom.

Verified by me at Ghaziabad on this day of April, 2024

For ANSAL IT CITY & PARKS LIMITED

Surender Kumar Arora
DEPONENT
Director/Auth. Signatory



ATTESTED

Om Prakash Singh
OM PRAKASH SINGH
Notary, Ghaziabad

16 APR 2024