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राजनगर एक्सेंटरान, गाँधार

मो० नं-07827212624

Certificate No. : IN-UP75286968887990V
 Certificate Issued Date : 01-Apr-2023 05:43 PM
 Account Reference : NEWIMPACC (SV)/ up14096504/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1409650444721276900488V
 Purchased by : ALPINE INFRAPROJECTS PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : ALPINE INFRAPROJECTS PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : ALPINE INFRAPROJECTS PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line



01 APR 2023

Statutory Alert:

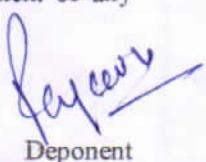
- The authenticity of the Stamp certificate should be verified at www.shoestamp.com or using e-Stamp Mobile App or Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of proving the legitimacy is on the users of this certificate.
- In case of any discrepancy please inform the Competent Authority.

FORM 'B'
[See rule3(4)]
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajeev Aggarwal promoter of the proposed project, vide his authorization dated 21- Nov- 2013.

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

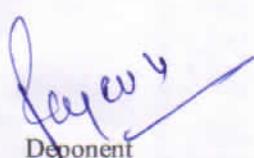
1. That I Rajeev Aggarwal have a legal title to the land on which the development of the project is proposed
AND
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is mortgaged with Kautilya real estate fund & project funding of Rs. 90,00,00,000/- (ninety crore only) out of which 52,00,00,000/- (Fifty two crore only)has been availed.
3. That the time period within which the project shall be completed by me is 26-03-2028.
4. That seventy per cent of the amounts realized by me 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, Rajeev Aggarwal 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, Rajeev Aggarwal shall take all the pending approvals on time, from the competent authorities.
9. That I, Rajeev Aggarwal have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I, Rajeev Aggarwal 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 there from.

Verified by me at Ghaziaab on this 01 day of April 2023.


Deponent

01 APR 2023
ATTESTED


Mehar Chand Paul
Notary Advocate
Regn. No-13416