



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Signature.....
ACC Name : VIJAY KUMAR SHARMA
ACC Code-UP14009104 ACC Add : Sec-6, Noida
Mob-9811381096 License No.14/08
Tehsil & District Dadari G.B. Nagar

Certificate No.	: IN-UP24777971407665T
Certificate Issued Date	: 04-Aug-2021 05:51 PM
Account Reference	: NEWIMPACC (SV)/ up14009104/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400910437937919582855T
Purchased by	: ANAND HABITAT INFRASTRUCTURE PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ANAND HABITAT INFRASTRUCTURE PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ANAND HABITAT INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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

For Anand Habitat Infrastructure Pvt. Ltd.

Authorised Signatory



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.e-stamp.gov.in using e-Stamp Mobile App of Stamp India.
2. The responsibility 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. Nikhil Kumar Anand** ~~promoter of the proposed project~~ / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 04.08.2021.

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

_____ have/has a legal title to the land on which the development of the proposed project is to be carried out. - NOT APPLICABLE

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.- NOT APPLICABLE

2. That the said land is free from all encumbrances.

OR

That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details is given in Annexure- A attached

3. That the time period within which the project shall be completed by me/promoter is **60 Months.**
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.



For Anand Habitat Infrastructure Pvt. Ltd.


Authorised Signatory

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 Anand Habitat Infrastructure Pvt. Ltd.

Deponent
Authorised Signatory

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 on this day of 04 - Aug-2021

For Anand Habitat Infrastructure Pvt. Ltd.

Deponent
Authorised Signatory



ATTESTED
N. K. YADAV
Advocate Notary
(G.B. NAGAR)

4 AUG 2021

Annexure A

Affidavit cum Declaration of **Mr. Nikhil Kumar Anand** Director duly authorized by **M/s Anand Habitat Infrastructure Pvt Ltd.**

I, **Mr. Nikhil Kumar Anand** Director duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That there is no encumbrance on the project or project land of "Maasters Captiol Avenue" located at Plot No. A-37 & 38, Sector-62, Noida, Dist. Gautam Budh Nagar, UP-201301 as on 4th August, 2021.

For Anand Habitat Infrastructure Pvt. Ltd.
Deponent
Authorised Signatory

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 Noida on this 4th day of August 2021.

For Anand Habitat Infrastructure Pvt. Ltd.
Deponent
Authorised Signatory

