



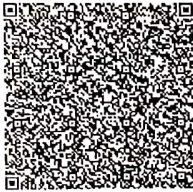
e-Stamp

Certificate No. : IN-UP13682282290399X
 Certificate Issued Date : 29-Oct-2025 02:05 PM
 Account Reference : NEWIMPACC (SV)/ up14719404/ MURADABAD SADAR/ UP-MRD
 Unique Doc. Reference : SUBIN-UPUP1471940424419405606119X
 Purchased by : SAI GARDEN HOMES
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : ACC TOWNSHIP AND LAND DEVELOPMENT
 Second Party : SAI GARDEN HOMES
 Stamp Duty Paid By : SAI GARDEN HOMES
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



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सत्यमेव जयते



Please write or type below this line



ACC Township & Land Development Partners

Kept Chhetri

Uma Singh

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))

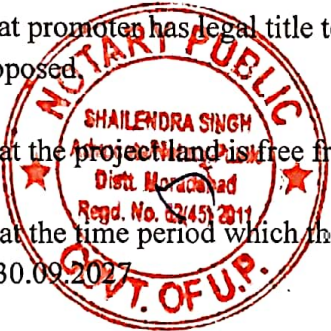
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. **Manoj Kumar Ahuja** Director of Promoter **ACC Township and Land Development**, of the proposed project "**SAI GARDEN HOMES**".

I, **Manoj Kumar Ahuja** Partners of Promoter **ACC Township and Land Development** and Co-Promoter **Kapil Chhabra and Rakhi Ahuja**, of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That promoter has legal title to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period which the project shall be completed by promoter and Co-Promoters is 30.09.2027.
4. That 70% of amount realized by me / Promoter and Co-Promoters for the real estate project from the Allottees, 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 amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of project.
6. That the amounts from 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.



ACC Township and Land Development

Partners

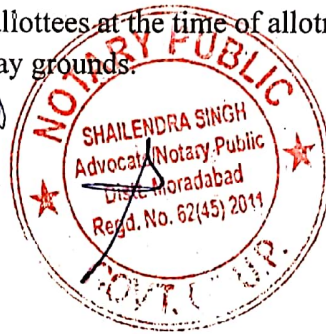
Kapil Chhabra

Rakhi Ahuja

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

ACC Township & Land Development
 Partner

Handwritten signature



Handwritten signature
 Deponent

Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at Moradabad on this 29th date of October' 2025,

Solemnly affirmed before me by Sri/Smt./M. deponent who is identified sri/smt./M. Clerk of sri/smt./Km. Advocate on I have satisfied my self that the deponent that he / she under stood the contents of the affidavit and the same has been read over and explained by me Recd. Rs. as fees. Sl No

ACC Township & Land Development
 Partner

Handwritten signature

Handwritten signature
 Deponent