



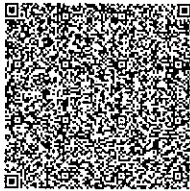
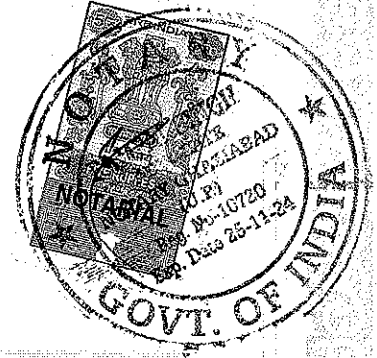
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Signature.....
Acc Name SUDHIR SINGH
Acc Code UP14010304
Acc Add Sec-6 Noida Mob-851170062
Jc No 11/2019-20 Teha & Distt Dadri G.B.Naga

Certificate No.	: IN-UP94094076262217T
Certificate Issued Date	: 08-Oct-2021 12:59 PM
Account Reference	: NEWIMPACC (SV)/ up14010304/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1401030477502853812683T
Purchased by	: SHUBHHOMES REALCON PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SHUBHHOMES REALCON PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SHUBHHOMES REALCON PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



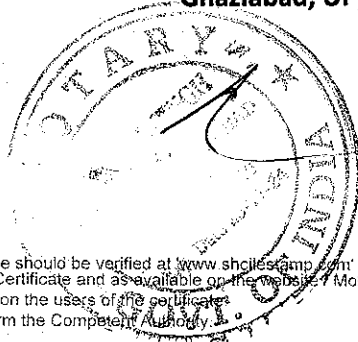
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FORM B

[See Rule 3 (4)]

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

(Project : VRINDA HOMES-2, Situated at Urban Homes, Off NH-24, Shahpur Bamhetta, Ghaziabad, UP)



(Signature)

11 OCT 2021

Statutory Alert:

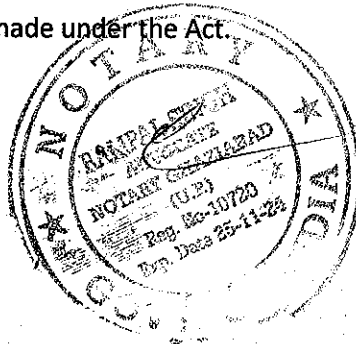
1. The authenticity of this Stamp certificate should be verified at www.shclsestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website? Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users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

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Bir Singh Pundir S/o Late Shri Kundan Singh duly authorized by the promoter of the proposed project, M/s. Shubhhomes Realcon Private Limited vide its authorization dated 19-08-2021.

I, Bir Singh Pundir S/o Late Shri Kundan Singh duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by promoter is **31-12-2025**.
4. That seventy percent of the amounts realized by 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 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 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.
8. That the promoter shall take all the pending approvals, if any on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.




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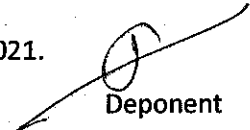
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

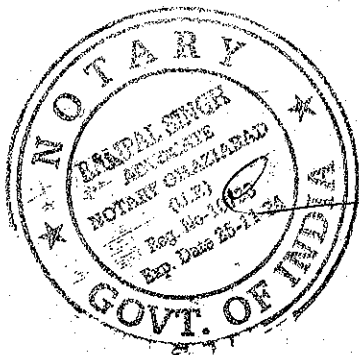
Verification

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 Ghaziabad on this 11th day of OCTOBER, 2021.


Deponent

I declare that the PAN Card, Adhaar Number/CIN Number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

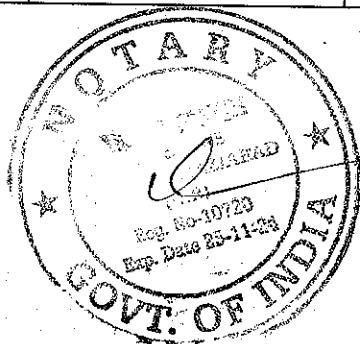


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Annexure

Detail of Encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details:

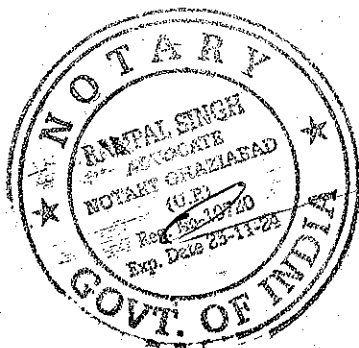
Sl. No.	Project Name and Name of the Company	Description of the Property	Nature of Security Interest	Name of Charge Holder
1.	Urban Homes Project by Utility Estates Pvt. Ltd. and Shubhhomes Realcon Pvt. Ltd.	Land admeasuring 815 Sq. Mtr. in Khasra No. 2402 and land admeasuring 1,680 Sq. Mtr. in Khasra No. 2388, thus total land in aggregate admeasuring 2,495 Sq. Mtr. in Khasra No. 2402 and 2388 situated at Village Shahpur Bamhetta, Paragana Dasna, Tehsil & District Ghaziabad, UP	Registered Security Bond vide Sl. No. 7582 in Bahi No. 1, Zild No. 17774 from Page No. 179 to 206 on 31.12.2020 in the Office of Sub-Registrar-Sadar First, Ghaziabad for providing Land admeasuring 815 Sq. Mtr. in Khasra No. 2402 and land admeasuring 1,680 Sq. Mtr. in Khasra No. 2388 situated at Shahpur Bamhetta, Paragana Dasna, Tehsil & District Ghaziabad, UP for respectively ensuring development of remaining Internal Development Work and development of EWS/LIG Flats in the Project, Urban Homes.	Registered Security Bond Executed in favor of Vice Chairman, Ghaziabad Development Authority



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2.	Urban Homes Project by Utility Estates Pvt. Ltd. and Shubhhomes Realcon Pvt. Ltd.	Land admeasuring 39,543 Sq. Mtr. situated at Gram Shahpur Bamhetta, NH-24, Ghaziabad, UP	Creation of First Equitable Mortgage on immovable property being land admeasuring 39,543 Sq. Mtr. in the name & style of 'Urban Homes' located at Gram Shahpur Bamhetta, NH-24, Ghaziabad, UP and construction thereon both present and future & all entitlement emanating therefrom by execution of Master Facility Agreement, Assignment & Administration Agreement & Declaration of Director all dated 31/01/2018. Amount secured by the charge is Rs. 25 Crore.	Creation of Charge on 31.01.2018 in favor of Housing Development Finance Corporation Limited
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[Handwritten signature]



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 ATTESTED
RAMPAL SINGH
 Advocate
 Notary Ghaziabad (U.P.)
 Reg. No-10720
 Exp. Date 25-11-24

1 OCT 2021