



सत्यमेव जयते

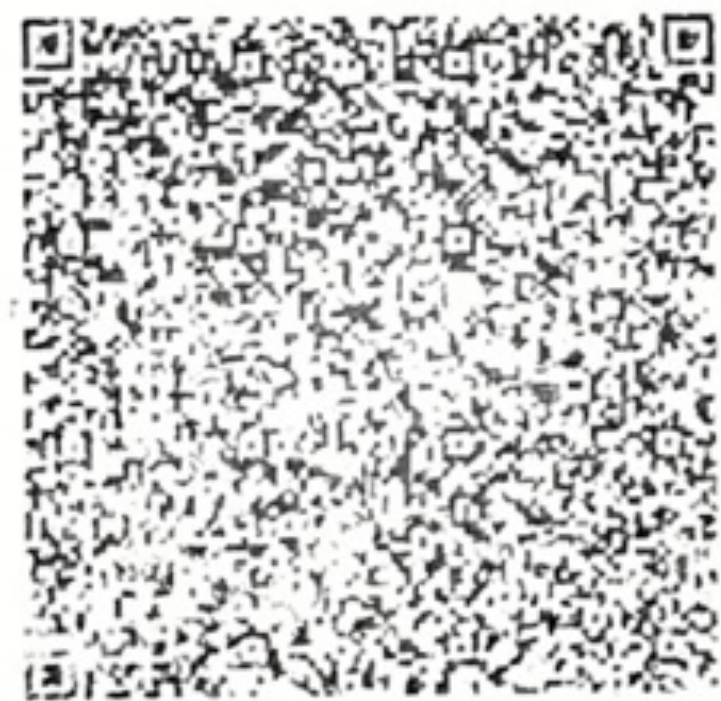
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

तनु स्टाप सिस्टम संख्या-466
SRC/S-27, सिआर सिआर बाजार
बानसपुरा, गन्नाद

Certificate No.	: IN-UP41209167265935T
Certificate Issued Date	: 23-Aug-2021 04:43 PM
Account Reference	: NEWIMPACC (SV)/ up14075804/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407580471080857268504T
Purchased by	: MAHAGUN INFRATECH PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MAHAGUN INFRATECH PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: MAHAGUN INFRATECH PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line



For Mahagun Infratech Pvt. Ltd.

Renu Bala
Director

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Amit Jain, Director, S/o Shri.Pawan Kumar Jain duly authorized by Mahagun Infratech Pvt Ltd, promoter of the proposed project, vide their Board resolution dated 25.02.2022.

I, Amit Jain, Director, duly authorized by the promoter Mahagun Infratech Pvt Ltd of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the proposed project is proposed and a legally valid authentication of title of such land is enclosed herewith.
2. That the said land is free from all encumbrances subject to NOC from Vistra ITCL (India) Limited from which project loan has been obtained by the promoter. The details of encumbrances are enclosed herewith.
3. That the time period within which the project shall be completed by the promoter is on or before 07.09.2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



For Mahagun Infratech Pvt. Ltd.

Director

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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 the Act.

10. That 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.

I declare that the pan card, CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents 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.

For Mahagun Infratech Pvt. Ltd.

[Signature]
Director
Deponent

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 20th day of September, 2022.

For Mahagun Infratech Pvt. Ltd.

[Signature]
Director
Deponent

