



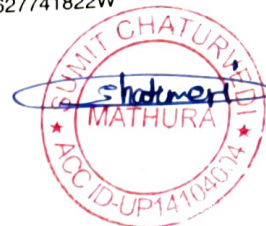
INDIA NON JUDICIAL



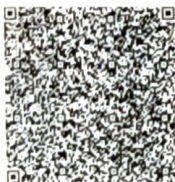
IN-UP70045627741822W

Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP70045627741822W
Certificate Issued Date	: 04-Jun-2024 02:59 PM
Account Reference	: NEWIMPACC (SV)/ up14104004/ MATHURA/ UP-MTH
Unique Doc. Reference	: SUBIN-UPUP1410400436474006003499W
Purchased by	: SUNCITY HITECH PROJECTS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	:
First Party	: SUNCITY HITECH PROJECTS PVT LTD
Second Party	: NA
Stamp Duty Paid By	: SUNCITY HITECH PROJECTS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



FORM-B

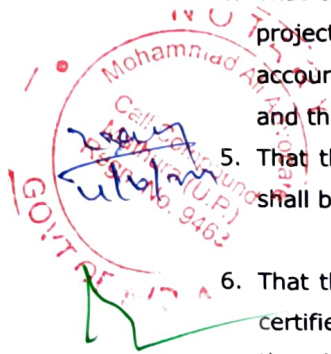
[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Suncity Projects Private Limited (Promoter) of the proposed project "SUNCITY GOVIND SHARNAM" through its Authorized Signatory duly authorized by the Promoter of the proposed project vide its authorization dated 03-04-2024

I, Ashutosh Singh duly authorized by, M/s Suncity Hi-Tech Projects Private Limited, Promoter of the proposed project "SUNCITY GOVIND SHARNAM" do hereby solemnly declare, undertake and state as under:

1. That the land is owned by M/s. Suncity Hi-Tech Projects Private Limited, who has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the 31 (Thirty One) nos. of residential plots admeasuring 4674.65 sq.m which are being developed on the project land admeasuring 9.437 acres comprising of khasra no. 393 situated at Mauja Chhatikara, Tehsil & District- Mathura, Uttar Pradesh are mortgaged with Mathura Vrindavan Development Authority (MVDA).
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is Forty-Eight (48) months.
4. That seventy percent of the amounts realised 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 only 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 utilised 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 on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That the promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

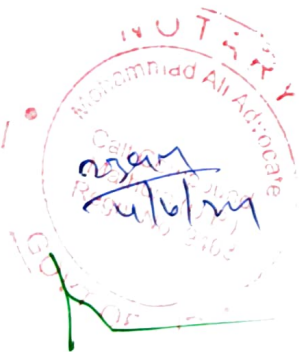

Deponent

Verification

The contents of my above Affidavit cum Declaration, are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this _____ day of June, 2024.


Deponent


Mohammed Ali Advocate

Content of the Affidavit read over and explained to _____ who is identified by _____ & on oath attested by me at my office & noted in the notarial Register at No. _____ and Charged Fees Rs. _____

Mohammed Ali Advocate

Know She _____ He Has Signed Thumb Impression before me

Notary Seal