



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No.	: IN-UP02854970134853T
Certificate Issued Date	: 16-Oct-2021 04:09 PM
Account Reference	: NEWIMPACC (SV)/ up14071204/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407120495052711350148T
Purchased by	: ALPINE INFRAPROJECTS PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ALPINE INFRAPROJECTS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ALPINE INFRAPROJECTS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

**FORM B**

**[See Rule 3(4)]**

**Affidavit cum Declaration**

Affidavit cum Declaration of **RAJEEV AGGARWAL** promoter of the proposed project/duly authorized by the promoter of the proposed project AIG ROYAL, vide his authorization dated -21-NOVEMBER 2013.

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 have a legal title to the land on which the development of the project is proposed



*Rajewla*

**Statutory Alert:**

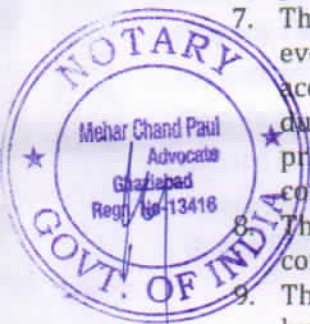
1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the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



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 real estate project is enclosed herewith.

2. That the said land is mortgaged with Kautilya real estate fund and project funding of Rs. 90,00,00,000/- (ninety crores only) out of which Rs. 45,82,82,193/- (forty five crore eighty two lakh eighty two thousand one hundred ninety three only.) has been availed.
3. That the time period within which the project shall be completed by me is 20-6-23
4. That seventy percent of the amounts realized 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 amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered account in practice that the withdrawn is in proportion to the percentage of completion of the project.
7. That I **RAJEEV AGGARWAL** 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 certified 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 I **RAJEEV AGGARWAL** shall take all the pending approvals on time. From the competent authorities.
9. That I, **RAJEEV AGGARWAL** have furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That I, **RAJEEV AGGARWAL** 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.



*Rajeev Ks*  
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 28 th day of Oct. '2021.

*Rajeev Ks*  
Deponent

28 OCT 2021

ATTESTED

Mehar Chand Paul  
Notary Advocate  
Ghaziabad  
Regn. No. 13416