



INDIA NON JUDICIAL



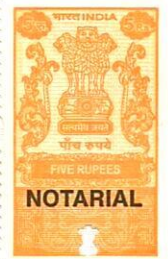
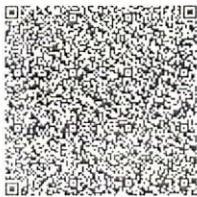
IN-UP60554874898119W

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP60554874898119W
Certificate Issued Date : 09-Feb-2024 06:23 PM
Account Reference : NEWIMPACC (SV)/ up14087504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1408750417258876964938W
Purchased by : DIVYANSH AND UPPAL LLP
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : DIVYANSH AND UPPAL LLP
Second Party : Not Applicable
Stamp Duty Paid By : DIVYANSH AND UPPAL LLP
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



FORM 'B' [See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Chanderjeet Pathak promoter of the proposed project ORION HOMES duly authorized by the promoter of the proposed project, vide their authorization dated 12/02/2024.

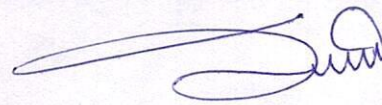
I, Chanderjeet Pathak duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter Divyansh and Uppal LLP has a legal title to the land on which the development of the project Orion Homes is proposed.
2. That the land is free from all encumbrances as on date and full dues of GDA has been paid.
3. That the time period within which the project shall be completed by promoter by May-2029.

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shicstamp.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

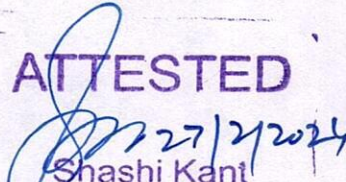
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in HDFC Bank a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
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 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 will 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, as the case may be, on any grounds.

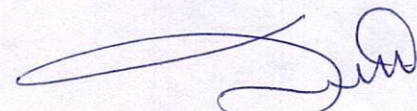

Deponent

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 26th day of February 2024.

ATTESTED

27/2/2024
Shashi Kant
Advocate & Notary
Govt of India


Deponent