



INDIA NON JUDICIAL



IN-UP48036224072783W

Government of Uttar Pradesh

e-Stamp

Babity

Certificate No. : IN-UP48036224072783W
 Certificate Issued Date : 05-Nov-2024 04:09 PM
 Account Reference : NEWIMPACC (SV)/ up14843204/ MATHURA SADAR/UP-MTH
 Unique Doc. Reference : SUBIN-UPUP1484320492805383154371W
 Purchased by : EPOCH REALTECH PVT LTD DINESH BAJAJ
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : EPOCH REALTECH PVT LTD DINESH BAJAJ
 Second Party : Not Applicable
 Stamp Duty Paid By : EPOCH REALTECH PVT LTD DINESH BAJAJ
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

BABITA
 ACC ID UP1484...
 License No. 20...
 Shop No. 40 K 13 Degree College...
 Mob. 8533096590



Please write or type below this line

(Handwritten signature)

Statutory Alert:

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

FORM 'B'

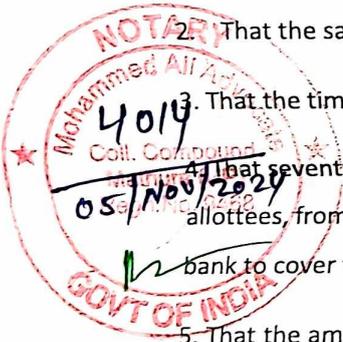
[See rule3(4)]

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

Affidavit cum Declaration Affidavit cum Declaration of M/s Epoch Realtech Pvt. Ltd. promoter of the proposed project "HARE KRISHNA Ashiyana", situated on GH-3 ,Rukmani Vihar, Vrindavan, Tehsil & Distt. Mathura through authorized signatory Mr. Dinesh Bajaj duly authorized by the promoter of the proposed project, vide resolution dated 05-08-2024.

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

1. That EPOCH REALTECH PRIVATE LIMITED has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 14/10/2029.
4. That seventy per cent of the amounts realized by the 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 on time, from the competent authorities.



Dinesh

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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.

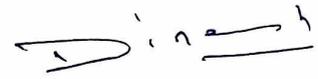


Deponent

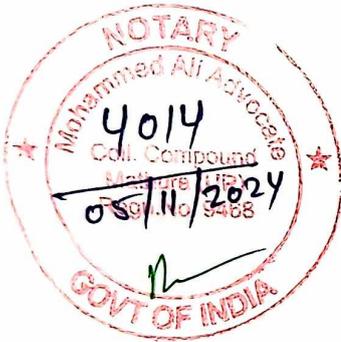
Verification

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

Verified by me at Mathura on this day of 6th of NOV, 2024.



Deponent



The Contents of the Affidavit Document
Read over and Explained to Shri. दिनेश बजाज
who is identified by Shri. नरेंद्र खेर
& on Oath Attested to Deponent
at my office & noted down in Notaria
Register at No. 05/11/2024
and Charges Fees Rs. 4014

Mohammed Ali Advocate
Notary Public, Mathura

I know Shri/Sou. दिनेश बजाज
He/She has Sign/Put Thumb
Impression Under Me

Sign. Identify