



INDIA NON JUDICIAL



IN-UP52173344961685Y

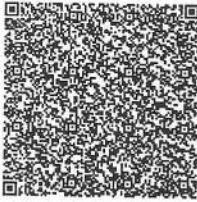
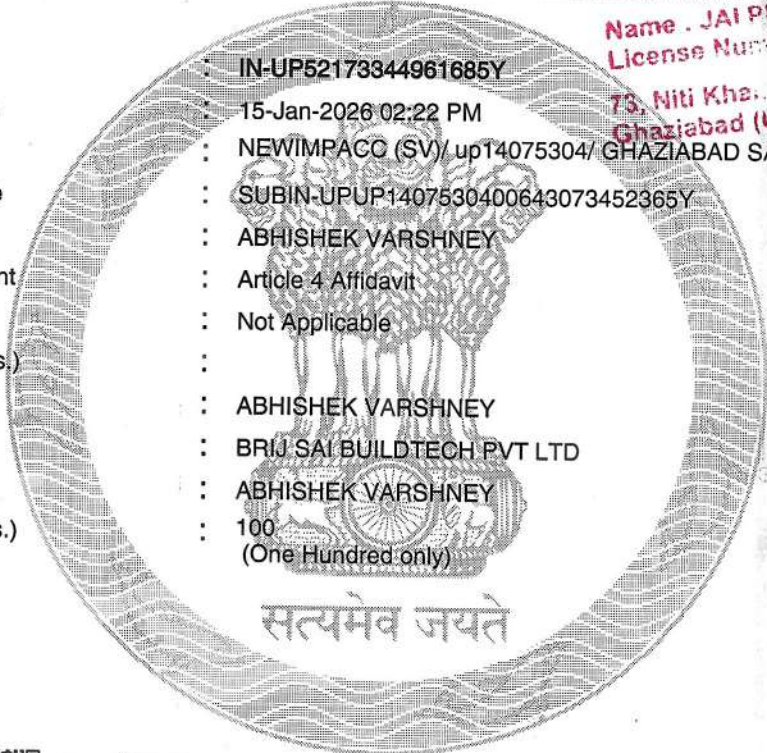
Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP52173344961685Y
Certificate Issued Date	: 15-Jan-2026 02:22 PM
Account Reference	: NEWIMPACO (SV)/ up14075304/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407530400643073452365Y
Purchased by	: ABHISHEK VARSHNEY
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ABHISHEK VARSHNEY
Second Party	: BRIJ SAI BUILDTECH PVT LTD
Stamp Duty Paid By	: ABHISHEK VARSHNEY
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

Name . JAI PRAKASH SINGH  
 License Number : 359  
 73, Niti Khar. 4, Indirapuram  
 Ghaziabad (U.P.)

₹100 ₹100 ₹100 ₹100



₹100

Please write or type below this line

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15 JAN 2026

Statutory Alert:

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

**FORM B**

[See rule 3(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 Mr. Abhishek Varshney S/o Shri Virendra Kumar Varshney self as its authorized signatory, the promoter of the proposed project "BRAJ VILAS".

I, promoter of the proposed project does 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
2. That the said land is free from all encumbrances.
3. That the time within which the project shall be completed by me is 31.03.2029
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 dust and shall be used only for that purpose.
5. That the amounts from the separate amount, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account should 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.



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7. That I, 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 amount 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/promoter shall take all pending approvals on time, from the competent authorities.
9. That I/ promoter have furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That I/promoter shall not discriminate against any allottee at time of allotment of any apartment. Plot or building on any grounds.

*Abhinav*  
**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 on this 08<sup>th</sup> day of January, 2026

*Abhinav*  
**DEPONENT**



**ATTESTED**  
Jai Aggarwal  
Advocate  
Reg. No. 51509  
Notary Public Chartered

11 5 JAN 2026