

**INDIA NON JUDICIAL****Government of Uttar Pradesh**

IN-UP78829356285412V

Signature :

ACC Name : Jay Prakash Tyagi

ACC Code : UP14015404

ACC Address : Dadri, Gautam Budh Nagar

Mobile No. : 9871591299

License No.: 187

01-01-2023

e-Stamp

Certificate No. : IN-UP78829356285412V
 Certificate Issued Date : 04-Aug-2023 03:43 PM
 Account Reference : NEWIMPACC (SV)/ up14015404/ GAUTAMBUDH NAGAR 1/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1401540453044729999189V
 Purchased by : AMARDEEP DALAL
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : AMARDEEP DALAL
 Second Party : Not Applicable
 Stamp Duty Paid By : AMARDEEP DALAL
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line

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**Statutory Alert:**

- The authenticity of this Stamp certificate should be verified at www.stampitnow.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
- 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 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 Amardeep Dalal promoter of the proposed project/ duly authorized by the promoter of the proposed project.

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

1. That I/ promoter have/ has a legal title to the land on which the development of the project is proposed Prithvee link civil lines khasra No 606 tila shahbazpur loni road, District Ghaziabad, U.P.

OR

Promoter have /has a legal title to the land on which the development of the proposed project is to be carried out.

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 the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances N.A including details of any rights, title, interest or name of any party in or over such land, along with details.



A handwritten signature in black ink, consisting of a stylized 'A' and a vertical line with a flourish.

3. That the time period within which the project shall be completed by me/promoter is 26-07-2027.
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 withdraw after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/ promoter shall get the accounts audited within six months after the end of every financial year by a chartered accounts in practice, and shall produce a statement of accounts duly certified and signed by such chartered accounts 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 I/ promoter shall take all the pending approvals on time from the competent authorities.
9. That I/ promoter have/ has furnished such other document as have been prescribed by the rules and regulation made under the act.
10. That I/ promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may, on any grounds.



Deponent

Verification

The Content 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



Deponent

Place

Date



ATTESTED

VIRENDRA SINGH
Advocate (Notary)
Distt. Guatam Budh Nagar

01 AUG 2023