



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP58231082691000Y

AJAY SHARMA
ACC CODE-UP14124904,
MOB:- 9927121247
MEERUT

e-Stamp

₹10

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Certificate No.	: IN-UP58231082691000Y
Certificate Issued Date	: 19-Jan-2026 01:41 PM
Account Reference	: NEWIMPACC (SV)/ up14124904/ MEERUT/ UP-MRT
Unique Doc. Reference	: SUBIN-UPUP1412490412749678285744Y
Purchased by	: INDUS VALLEY PROMOTERS LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: INDUS VALLEY PROMOTERS LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: INDUS VALLEY PROMOTERS LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)

सत्यमेव जयते



₹10



FORM 'B'

Please write or type below this line

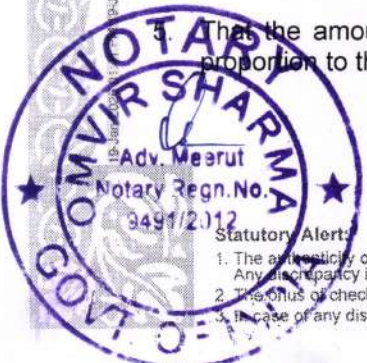
{See RULE3(4)}

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROPROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTERS

Affidavit cum Declaration

Affidavit cum declaration of M/s Indus Valley Promoters Ltd., promoters of the proposed project through its authorized signatory, do hereby solemnly declare, undertake and state as under:

1. That We, promoter have a legal title of the land on which the development of the project "SHEEL KUNJ EXTENSION", is proposed and a legally valid authentication of title of such land. The details of land are uploaded.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us on or before **12.01.2031**.
4. That seventy percent 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 a scheduled bank to cover the cost of site development 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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



[Signature]
Authorised Signatory
Indus Valley Promoters Ltd

Contd.....2

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.

INDUS VALLEY PROMOTERS LTD INDUS VALLEY PROMOTERS LTD INDUS VALLEY PROMOTERS LTD INDUS VALLEY PROMOTERS LTD INDUS VALLEY PROMOTERS LTD

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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 We, promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountants 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 We, promoter shall take all the pending approvals on time, from the competent authorities.
9. That We, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, we 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.

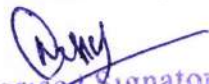



Authorized Signatory
Indus Valley Promoters Ltd
(Deponent)

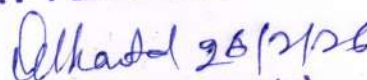
VERIFICATION

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verified by me at Meerut on this 25th, day of February, 2026

I/We declare that the pan card, CIN number of company uploaded on website are correct and both are of the promoter company. I/We also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.


Authorized Signatory
Indus Valley Promoters Ltd
(Deponent)



ATTESTED

OMVIR SHARMA (Advocate)
NOTARY Meerut