



INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP90210833986606X

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP90210833986606X
10-Feb-2025 12:39 PM
NONACC (SV)/ up14210704/ MURADABAD SADAR/UP-MRD
SUBIN-UPUP1421070477583005169029X
CHARANJIT SINGH SO LATE MANGAT SINGH
Article 4 Affidavit
NOT APPLICABLE
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(Ten only)

सत्यमेव जयते

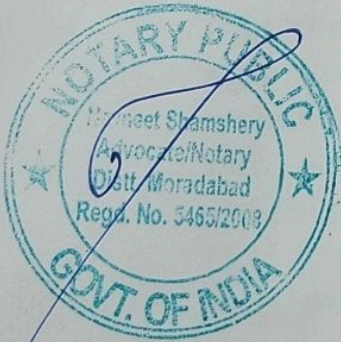


₹10



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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'
[Seerule3 (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. Charanjit Singh (promoter) of the proposed project "Ekkta Enclave".

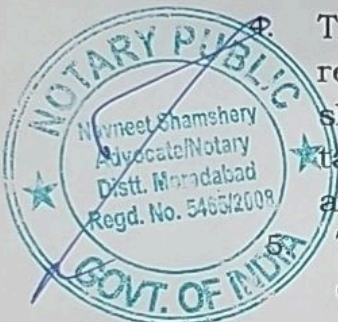
I, Mr. Charanjit Singh (promoter) of the proposed project do here by solemnly declare, undertake and state asunder:

1. That I along with Sunil Kumar Agarwal (Co-promoter) 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 period within which the project shall be completed by promoter is 09.12.2029

That seventy percent of the amounts realized by me for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to remain in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

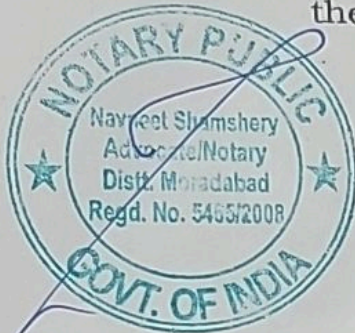
That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate accounts 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 I will 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 I will take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I will 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
Charanjeet Singh

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 Moradabad on 10.02.25.

Deponent
Charanjeet Singh

Solemnly affirmed before me by Sri/Smt/Km.....
deponent who is identified as.....
Clerk of Sri/Smt/Km.....
I have satisfied my.....
that he/she.....
the affidavit and the.....
and explained by me Regd. No..... as fees
Sl. No.....

Charanjeet Singh

10/2/2025

Navneet Shamshery
Advocate/Notary
Regd. No. 5465/2008
Distt. Moradabad