



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh



₹100

e-Stamp

Certificate No. : IN-UP36798298999721U
Certificate Issued Date : 05-Mar-2022 04:26 PM
Account Reference : NEWIMPACC (SV)/ up14095204/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1409520464448884758829U
Purchased by : VAIKUNTAM BUILDCON PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : VAIKUNTAM BUILDCON PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : VAIKUNTAM BUILDCON PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

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₹100

Please write or type below this line

IN 1409520464448884758829U



Pamcaj

Statutory Alert:

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

8 MAR 2022

ATTESTED TRUE COPY

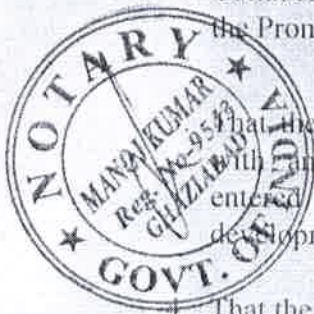
NOTARY DELH.



Affidavit Cum Declaration

I, Pankaj Tyagi, director of the Vaikuntam Buildcon Private Limited (the "Promoter") of the proposed project (Vilasaa), do hereby solemnly declare, undertake and state as under:

1. That I am authorized by the Promoter Company vide Board Resolution dated 21 Nov 2020 to give this declaration for and on behalf of the Promoter Company.
2. That the Promoter has acquired the absolute and lawful right to develop and sell or dispose Plot/ Villa on the scheduled land namely (land parcel of around 3,307 sq. meter bearing Khasra No. 1313 and land parcel of around 3,470 sq. meter bearing Khasra No. 1312 situated at Noor Nagar, Ghaziabad, Uttar Pradesh-201003) (hereinafter referred to as Said Land) by virtue of Collaboration Agreement dated 22.11.2020 entered into between the Promoter and the Land Owners at Ghaziabad;



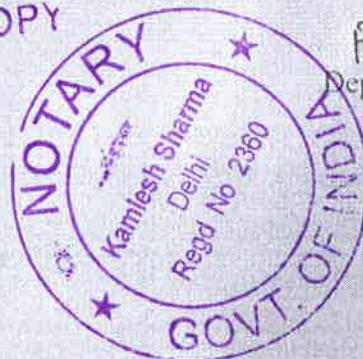
That the legally valid authentication of title of Said Land along with an authenticated copy of the Collaboration Agreement entered into between such owner and the Promoter for development of the real estate project are enclosed herewith.

3. That the Said Land is free from all encumbrances.
5. That the time period within which the project shall be completed by the Promoter/ Construction Contractor is 04.02.2027
6. That the Promoter confirms that there is no other Project is registered in Rera on the same Khasra No. 1313 and 1312.
7. That the Promoter has not even started to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any Plot or Villa.

ATTESTED TRUE COPY

NOTARY DELH.

08 MAR 2022



Pankaj
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 Ghaziabad on this 05 day of Mar 2022.

Pamraj

Deponent

ATTESTED

MANOJ KUMAR
Advocate & Notary
Govt. of India, Reg. No-9543

05 MAR 2022

ATTESTED TRUE COPY

NOTARY DELH.

08 MAR 2022

