



INDIA NON JUDICIAL

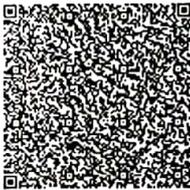
Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP30085708647718V
Certificate Issued Date	: 08-Jun-2023 07:51 PM
Account Reference	: NEWIMPACC (SV)/ up14338504/ BAREILLY SADAR/ UP-BLY
Unlque Doc. Reference	: SUBIN-UPUP1433850454970877129627V
Purchased by	: PCE ICE PLANT PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: PCE ICE PLANT PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: PCE ICE PLANT PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)

₹10

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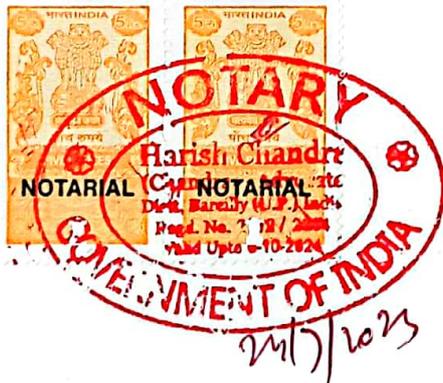


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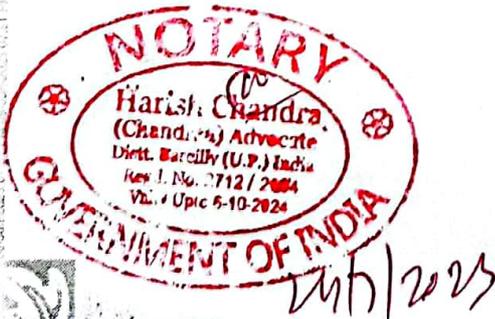
Please write or type below this line



FORM 'B'
[Seerule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER.

Affidavit cum Declaration



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.ahcestamp.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

Affidavit cum Declaration of Anmol Kapoor (Partner) duly authorized by the promoter "PCS ICE PLANT PRIVATE LIMITED" of the proposed project "GLOBAL CITY".

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

1. That the promoter has 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 me/promoter is 08.06.2026.
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 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 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 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 promoter shall take all the pending approval on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.



Verification

Anmol Kapoor
Deponent

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 Bareilly on this 19th day of July 2023.

Certified that Shri. *Anmol Kapoor*
who is identified by Shri. *Anmol Kapoor*
sworn & affirmed the contents of the
affidavit in my presence at Bareilly
on *24/7/2023* M further
undertook the contents.

Anmol Kapoor
Harish Chandra (Chandrab)
Advocate & NOTARY
Distt. Bareilly (U.P.) India

Anmol Kapoor
Deponent