



Annex-5

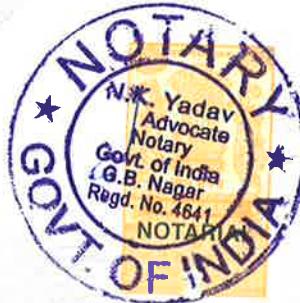
## INDIA NON JUDICIAL

Signature Vineet  
ACC Name - Vineet Aggarwal ACC Code-UP14014904  
ACC Add - Noida Mobile - 9971381590  
License No. - 181/2020, Tehsil & District-G.B. Nagar

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP25289437116667U
Certificate Issued Date	: 18-Feb-2022 09:59 AM
Account Reference	: NEWIMPACC (SV)/ up14014904/ GAUTAMBUDH NAGAR 1/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1401490441324941813778U
Purchased by	: UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

**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 M/s UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD.  
promoter of the proposed project / duly authorized by the promoter of the proposed

UCHDPL-VERIDIA-3-OAKWOOD ENCLAVE

project, vide their authorization dated 01<sup>st</sup> July 2021

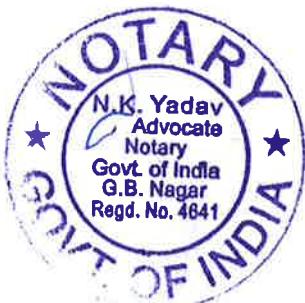
I, Charanjeet Singh duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD. has a legal title to the land on which the development of the proposed project is to be carried out

AND

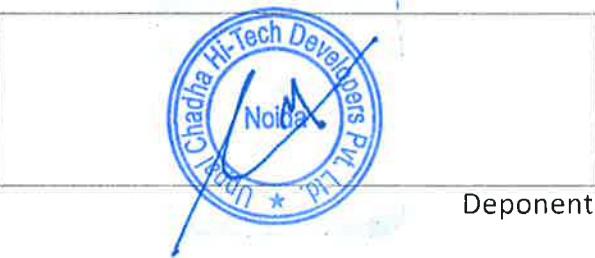
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is *as per details on website*.

2. That details of encumbrances *as per details on website* including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the project start date is 15.04.2022 and project end date is 14.10.2025.
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 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 approvals 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.



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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.



Deponent

**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 Noida on this day of 1<sup>st</sup> April 2022.



Deponent

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



  
**ATTESTED**  
N.K. YADAV  
Regd. 4641, Advocate  
Govt. of India  
G.B. Nagar

08 APR 2022