



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

अमित कुमार
स्टाम्प विक्रेता
लाईसेन्स न0 529
राज नगर एक्सटेंशन

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

First Party

Second Party

Stamp Duty Paid By

IN-UP91381041675606U

: 09-Sep-2022 02:59 PM

NEWIMPACC (SV)/ up14095204/ GHAZIABAD SADAR/ UP-GZB

: SUBIN-UPUP1409520475322190548120U

ARADHYAM BUILDERS

Article 4 Affidavit

Not Applicable

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• ARADHYAM BUILDERS

• Not Applicable

ARADHYAM BUILDERS

: 100

Please write or type below this line



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vijay Kumar duly authorized by the promoter M/s Aradhyam Builders (Aradhyam Shopping Mall), of the proposed project vide their Partner's Authorisation letter dated 01/09/22.

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

1. That 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.

OR

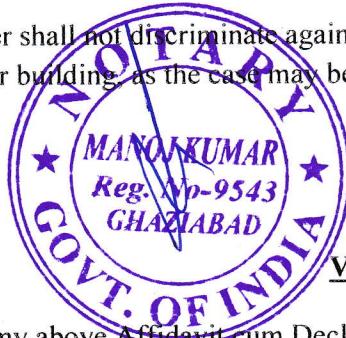
The detail of encumbrances is NIL including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter in 7 years.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.

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

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 09th day of Aug 2022.

Manoj Kumar
Deponent

Manoj Kumar
Deponent

