



INDIA NON JUDICIAL

Government of Uttar Pradesh

Signature: *✓*
 Name - Karika Agarwal
 MCC Code - UP14013804
 ACCA NO - Noida - UP - 08501363878
 License No. - 18012020, Tehsil & District - G.B. Nagar

e-Stamp

₹100

Certificate No.

: IN-UP90312894602506U

Certificate Issued Date

: 08-Sep-2022 03:34 PM

Account Reference

: NEWIMPACC (SV)/ up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1401380473177250807772U

Purchased by

: RENOWNED BUILDTECH PRIVATE LIMITED

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

: Not Applicable

First Party

: RENOWNED BUILDTECH PRIVATE LIMITED

Second Party

: Not Applicable

Stamp Duty Paid By

: RENOWNED BUILDTECH PRIVATE LIMITED

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)



Please write or type below this line

IN-UP90312894602506U

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Shelendra Sharma duly authorized by the promoter M/s Renowned Buildtech Pvt. Ltd of the proposed project vide their Board Resolution dated 04th April 2022,

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

- That promoter has a legal title to the land-on which the development of the project is proposed
- That the said land is free from all encumbrances.

OR

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

- That the time period within which the project shall be completed by me/promoter is

5 Years (30th Aug 2027).

or RENOWNED BUILDTECH PVT. LTD.

Authorised Signatory

Statutory Alert:

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

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 08th day of September of year 2022

For RENOWNED BUILDTECH PVT LTD.

Deponent
Authorised Signatory

For RENOWNED BUILDTECH PVT LTD.

Deponent
Authorised Signatory

ATTESTED

Notary Public
Govt. of India



8 SEP 2022