



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Signature
ACC Name- Narendra Kumar Garg
ACC Code- UP14079804
Mob.- 9818347101
License No.- 30/1988 RDC Ghaziabad

Certificate No. : IN-UP82168634930921U
Certificate Issued Date : 17-Dec-2022 04:19 PM
Account Reference : NEWIMPACC (SV)/ up14079804/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407980457729153123876U
Purchased by : ADVENT ASSOCIATES
Description of Document : Article 46 Patnership
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : ADVENT ASSOCIATES
Second Party : Not Applicable
Stamp Duty Paid By : ADVENT ASSOCIATES
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



17 JAN 2024

Affidavit cum Declaration

Affidavit cum Declaration of Mr. AKASH DIXIT duly authorized by ADVENT ASSOCIATES having its registered office at 407, Orbit Plaza, Crossing Republic Ghaziabad 201016 hereinafter to as the promoter of the proposed project vide its authorization letter dated 09/01/2023

I Duly authorized, representative of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For ADVENT ASSOCIATES

Partners

Statutory Alert:

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

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

ADVENT ASSOCIATES have/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 enclosed herewith.

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 30 Month MARCH-2024 to SEPTEMBER-2026.
4. That seventy per cent of the amounts realised 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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

For ADVENT ASSOCIATES

Partners



For ADVENT ASSOCIATES
Partners

DEPONENT

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For ADVENT ASSOCIATES
Partners

DEPONENT

DATE:-12/01/2024

ADVENT ASSOCIATES

407, Orbit Plaza, Crossing

Republic Ghaziabad 201016

Mehar Chand

ATTESTED
17 JAN 2024
Notary Public
Mehar Chand Paul
Ghaziabad, Regn. No. 13416