



गोपनीय नंदा

INDIA NON JUDICIAL



IN-UP09421349606894X

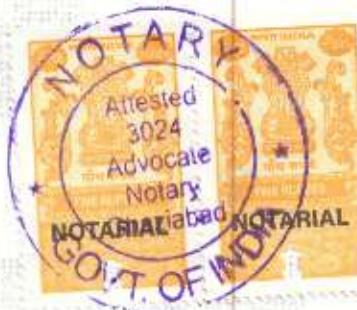
Government of Uttar Pradesh

e-Stamp

Name : NISHANT GARG
 License Number : 687
 Chamber No.-24, Tehsil Con 100
 Gandhi Nagar, Ghaziabad

Certificate No.	: IN-UP09421349606894X
Certificate Issued Date	: 26-Aug-2025 11:42 AM
Account Reference	: NEWIMPACC (IV)/ up16061903/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1606190316366656331278X
Purchased by	: AMIT KUMAR TYAGI
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: AMIT KUMAR TYAGI
Second Party	: Not Applicable
Stamp Duty Paid By	: AMIT KUMAR TYAGI
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

सत्यमेव जयते



Please write or type below this line



Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.onestamp.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.
- The onus of checking the legitimacy is on the user of the certificate.
- In case of any discrepancy, please inform the Competent Authority.

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 of Mr Amit Kumar Tyagi Promoter of the Proposed Project- "THE ESTATES" vide his authorization dated 28 Feb 2025

I, Amit Kumar Tyagi of the project "THE ESTATES" do hereby solemnly declare, undertake and state as under:

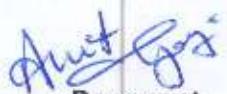
1. That promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 27 February 2030
4. That seventy per cent of the 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 the 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 the completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.



Amit Tyagi

9. That Promoter have/ 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 deem be, on any grounds.



Deponent

Verification

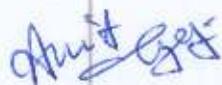
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at.....on this.....date of



This document has been verified.
*No. 12 Date: 30/02/2024
Shri/ Smt. / Kum. BIDYA DEEPTI
S/o/ We / D/o. 20
Identified by Thru: 20

VERIFIED
NOTARY PUBLIC
GOVT. OF INDIA
GHAZIABAD



Deponent



INDIA NON JUDICIAL



IN-UP09409374364202X

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP09409374364202X	Name : NISHANT GARG
Certificate Issued Date	: 26-Aug-2025 11:40 AM	License Number : 687
Account Reference	: NEWIMPACC (IV)/ up16061903/ GHAZIABAD SADAR/ UP-GZB	Chamber No.-24, Tehsil G
Unique Doc. Reference	: SUBIN-UPUP1606190316342100167379X	Gandhi Nagar, Ghaziabad
Purchased by	: AMIT KUMAR TYAGI	
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AFFIDAVIT

(Project: "THE ESTATES" situated at Khasra no. 962, Village: - Noor Nagar, Raj Nagar Extension, Ghaziabad)

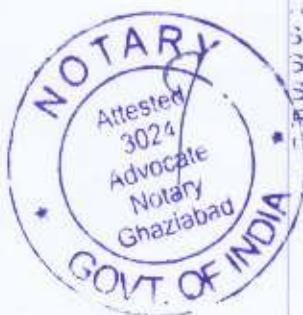
Affidavit of Mr Amit Kumar Tyagi S/o Late Sh. Ashok Tyagi, Promoter of the Proposed Project, "THE ESTATES" situated at Khasra no. 962, Village: - Noor Nagar, Raj Nagar Extension, Ghaziabad, do hereby solemnly state as under:

That the Promoter has not sold, accepted any booking and advertised for the proposed project till now.

Verification

The Contents of the above Affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at Ghaziabad on this.....



This document is true and correct
S/No. Date. Verified.
Shri/Smt. / Kum. 30/02/2023
S/o/ We / D/o.
R/o.
Identified by.
Attested
Date.
NOTARY PUBLIC
GOVT. OF INDIA
GHAZIABAD

Amit Tyagi
Deponent