



सत्यमेव जयते

## Government of Uttar Pradesh

IN-UP60152870251809V

e-Stamp

Signature

ACC Name - Vivas Chauhan ACC Code - UP14003304

ACC Add - Noida - Mobile - 9510079101

License No - 170/2018, Tehsil &amp; District - G.B. Nagar

Certificate No.

IN-UP60152870251809V

Certificate Issued Date

01-Nov-2023 12:11 PM

Account Reference

NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN

Unique Doc. Reference

SUBIN-UPUP1400330416010017174556V

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

UP RERA

Stamp Duty Paid By

UPPAL CHADHA HI TECH DEVELOPERS PVT LTD

Stamp Duty Amount(Rs.)

10  
(Ten only)

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IN-UP60152870251809V

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 PROMOTERAffidavit-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 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:

UCHDPL-VERIDIA-7-OAKWOOD ENCLAVE



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## Statutory Alert:

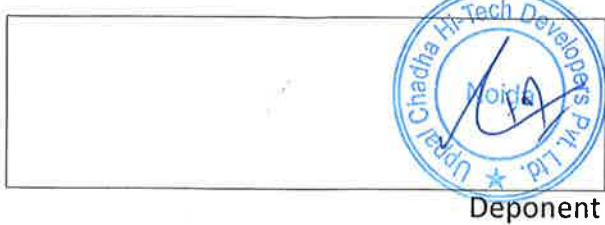
- The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

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 01.10.2023 and project end date is 28.12.2025.
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.



UCHDPL-VERIDIA-7-OAKWOOD ENCLAVE

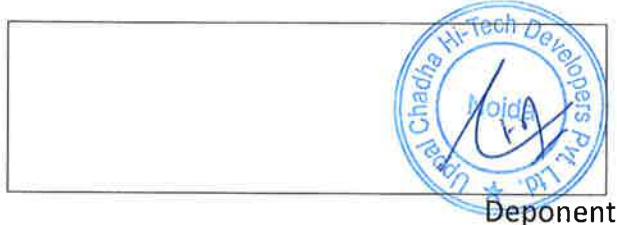
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



#### Verification

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

Verified by me at *Ghaziabad* on this day of 1st November 2023.



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

*Renu*  
Notary Public  
Govt. of India

1-2 NOV 2023