

INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP34615040424103X

e-Stamp

Certificate No. : IN-UP34615040424103X  
Certificate Issued Date : 12-Jul-2025 01:11 PM  
Account Reference : NEWIMPACC (SV)/ up14071304/ GHAZIABAD SADAR/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1407130466922398932734X  
Purchased by : GRACE REALTECH DEVELOPERS PRIVATE LIMITED  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : GRACE REALTECH DEVELOPERS PRIVATE LIMITED  
Second Party : Not Applicable  
Stamp Duty Paid By : GRACE REALTECH DEVELOPERS PRIVATE LIMITED  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)

सत्यमेव जयते



Please write or type below this line



For Grace Realtech Developers Pvt. Ltd.

*Shinajit Singh*  
Director

Statutory Alert:

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

## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Dheeraj Ahuja S/O Mr. Ramesh Ahuja (Director of GRACE REALTECH DEVELOPERS PRIVATE LIMITED) of the project named GRACE WORLD of GRACE REALTECH DEVELOPERS PRIVATE LIMITED, having its registered office at DD-186-A, Avantika, Ghaziabad, Uttar Pradesh-201002 duly authorised by the promoter of the proposed project.

I Dheeraj Ahuja, the Director of GRACE REALTECH DEVELOPERS PRIVATE LIMITED do hereby solemnly declares, undertake and state as under:

1. That the promoter(s) of GRACE REALTECH DEVELOPERS PRIVATE LIMITED have obtained necessary statutory and regulatory approvals and are fully competent to develop the proposed project of GRACE WORLD. The copy of the Sale Deed and Sajra is enclosed herewith for the project land.
2. That there are no encumbrances, dues or pending litigation over the land which is proposed to be developed by the promoter(s).
3. That the project shall be completed within the timeline as mentioned by the Promoter(s) i.e. 31.03.2028 (31<sup>th</sup> Day of March 2028) which shall be subject to the necessary statutory compliances.
4. That seventy percent of the amounts realized by promoter(s) 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.



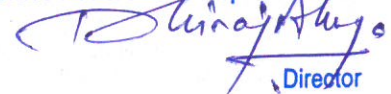
For Grace Realtech Developers Pvt. Ltd.

*Dheeraj Ahuja*  
Director



5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter(s) in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by promoter 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 the promoter(s) 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 the promoter(s) shall take all the pending approvals on time, from the competent authorities.
9. That the promoter(s) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter(s) 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 Grace Realtech Developers Pvt. Ltd.

  
Director


**DEPONENT**

### VERIFICATION

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

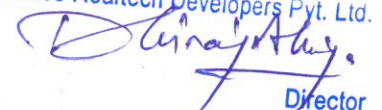
Verified by me at Ghaziabad on this      day of July 2025.

**ATTESTED**

  
Rajendra Pratap Chhibber  
Advocate & Notary Public  
Perm. No.-13489

12 JUL 2025

For Grace Realtech Developers Pvt. Ltd.

  
Director