



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Signature.....
Acc Name- AVINASH KUMAR SINGH, ACC No. UP14010004
Acc Add- Noida- Mobile- 9871735155
No.- 152/2015 Tehsil & Dist- G.B. Nagar (U.P.)

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

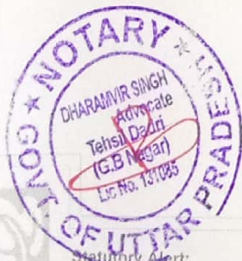
Stamp Duty Amount(Rs.)

: IN-UP34173232188130T
: 16-Aug-2021 10:12 AM
: NEWIMPACC (SV)/ up14010004/ NOIDA/ UP-GBN
: SUBIN-UPUP1401000456911422543588T
: POLWELL REAL ESTATES PRIVATE LIMITED
: Article 4 Affidavit
: Not Applicable
: :
: POLWELL REAL ESTATES PRIVATE LIMITED
: Not Applicable
: POLWELL REAL ESTATES PRIVATE LIMITED
: 10
(Ten only)



-----Please write or type below this line----- AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Deepak Arora** Authorised Signatory of
M/s **POLWELL REAL ESTATES PRIVATE LIMITED** ("Promoter") for the Proposed Project
"Livingston Park Drive" Ghaziabad.



Statutory Alert:

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



I, **Mr. Deepak Arora**, Authorised Signatory of M/s **M/s POLWELL REAL ESTATES PRIVATE LIMITED** ("Promoter") 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 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 details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are uploaded on the UP RERA website at the time of registration.
3. That the time period within which the project shall be completed by the Promoter is **30/Jun/2023**.
4. That seventy per cent (70%) of the amounts realised by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate escrow account **25305009159** to be maintained in a scheduled bank **ICICI BANK LTD SECTOR-61 NOIDA** 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 by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deepak Arora
Deponent

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 Noida on this 16-08-2021.



ATTESTED
[Signature]
16 AUG 2021 DHARAMVIR SINGH
ADVOCATE, NOTARY
DADRI (G.B NAGAR)

Deepak Arora
Deponent