



INDIA NON JUDICIAL
Government of Uttar Pradesh
e-Stamp

NAME-SANDEEP KUMAR GUPTA
ACL LUGA-UP14076004
License No. 377 GHAZIABAD

Certificate No.	: IN-UP49155901962499V
Certificate Issued Date	: 01-Jul-2023 03:38 PM
Account Reference	: NEWIMPACC (SV)/ up14076004/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407600493381313372277V
Purchased by	: Mahesha Infracvalley Private Limited
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: Mahesha Infracvalley Private Limited
Second Party	: Not Applicable
Stamp Duty Paid By	: Mahesha Infracvalley Private Limited
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

For MAHESHA INFRAVALLEY PVT. LTD

Authorised Signatory



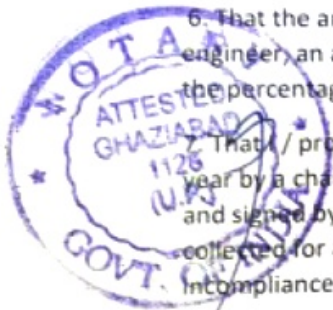
Statutory Alert:

The documents of e-Stamp certificate should be verified at www.shoestamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India. In the absence of this Certificate and as available on the website / Mobile App renders it invalid. In case of any discrepancy please inform the Competent Authority.

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration Affidavit cum Declaration of Mr. Mayank Garg promoter of the proposed project (Wonders of Geek) / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me in 23 months
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 MAHESHA INFRAVALLEY PVT. LTD

Deponent

Authorised Signatory

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 on this day of 27 June 2023

ATTESTED
R.K. SINHA
NOTARY
GOVT. OF INDIA
GHAZIABAD

Deponent
For MAHESHA INFRAVALLEY PVT. LTD

Authorised Signatory