



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

कर्मवीर स्टाम्प  
लार्डरोन्स नं०-२२२  
34/3, नवयुग मार्किट,  
शाजियाबाद (उ०प्र०)

₹10

e-Stamp

|                           |   |
|---------------------------|---|
| Certificate No.           | : IN-UP36055217495274U                                |
| Certificate Issued Date   | : 04-Mar-2022 04:52 PM                                |
| Account Reference         | : NEWIMPACC (SV)/ up14081104/ GHAZIABAD SADAR/ UP-GZB |
| Unique Doc. Reference     | : SUBIN-UPUP1408110462946393907382U                   |
| Purchased by              | : DEV LANDCON PVT LTD                                 |
| Description of Document   | : Article 4 Affidavit                                 |
| Property Description      | : Not Applicable                                      |
| Consideration Price (Rs.) | :   |
| First Party               | : DEV LANDCON PVT LTD                                 |
| Second Party              | : Not Applicable                                      |
| Stamp Duty Paid By        | : DEV LANDCON PVT LTD                                 |
| Stamp Duty Amount(Rs.)    | : 10<br>(Ten only)                                    |

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**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 Director PRAVEEN KUMAR SHARMA duly authorized by the promoter of the proposed project "Hitaishi Height", M/s Dev Landcon (P) Ltd.

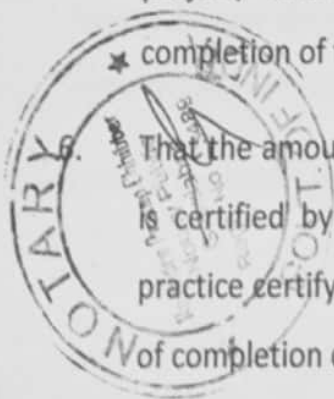
**Statutory Alert:**

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.

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I, Praveen Kumar Sharma, duly authorized by the Promoter Company of the proposed project " Hitaishi Height", 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 project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 18.02.2024.
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 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, Architect and a Chartered Accountant in practice certifying 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



For DEV LANDCON PVT. LTD.

*Pp Sharma*  
Director.

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.
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.

For DEV LANDCON PVT. LTD.

Deponent

*Rpkm*

Verification

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

Verified by me at Ghaziabad on 04th day of March 2022.

For DEV LANDCON PVT. LTD.

Deponent

*Rpkm*  
Director



ATTESTED  
04 MAR 2022  
Rajendra Pratap Chhibber