



IN-UP25664633483216W Licence No.-408

**Government of Uttar Pradesh**

Acc Code - UP14076104, Ghaziabad, (U.P.)

Mobile No-9811779165, Sign..... 

## e-Stamp

|                           |                                                       |
|---------------------------|-------------------------------------------------------|
| Certificate No.           | : IN-UP25664633483216W                                |
| Certificate Issued Date   | : 16-Apr-2024 03:54 PM                                |
| Account Reference         | : NEWIMPACC (SV)/ up14076104/ GHAZIABAD SADAR/ UP-GZB |
| Unique Doc. Reference     | : SUBIN-UPUP1407610447534341006265W                   |
| Purchased by              | : MIGSUN NEHRU PLACE 2                                |
| Description of Document   | : Article 4 Affidavit                                 |
| Property Description      | : Not Applicable                                      |
| Consideration Price (Rs.) | :                                                     |
| First Party               | : MIGSUN NEHRU PLACE 2                                |
| Second Party              | : Not Applicable                                      |
| Stamp Duty Paid By        | : MIGSUN NEHRU PLACE 2                                |
| Stamp Duty Amount(Rs.)    | : 100<br>(One Hundred only)                           |



Please write or type below this line



For ANSAL IT CITY & PARKS LIMITED

~~Director/Auth.~~ Signatory



**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at [www.shilpaan.com](http://www.shilpaan.com) or using a Stamp Mobile App. If a Stamp Mobile App is available, any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.

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**AFFIDAVIT CUM DECLARATION**  
**FOR ANSAL IT CITY AND PARKS LIMITED**  
**(MIGSUN NEHRU PLACE 2)**

Affidavit cum Declaration of Mr. Surender Kumar Arora S/o Harbans Lal Arora R/o Plot No. 771, C-2, 2<sup>nd</sup> Floor, Niti Khand – 1, Indirapuram, Ghaziabad, Uttar Pradesh - 201014, Authorized Signatory of the promoter i.e., of the proposed project and has been duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15<sup>th</sup> October 2023 vide a Board Resolution of the same date.

I, Surender Kumar Arora, Authorized Signatory of the proposed project / duly authorized by the promoter, do hereby solemnly declare, undertake and state as under:

1. That I, Surender Kumar Arora, Authorized Signatory of the promoter hereby declare that the legal title to the land on which the development of the project vests with **M/S ANSAL IT CITY AND PARKS LIMITED**.

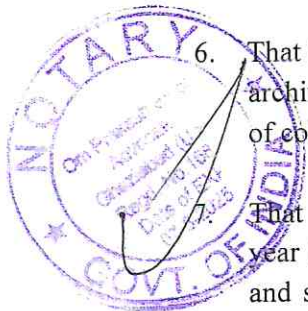
AND

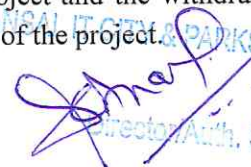
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. We declare that the proposed project has obtained sanction for project loans from IndusInd Bank vide its sanction letter dated 31.03.2023 bearing sanction no. IBL/CAD North/CCBG/2022-23/3515 amounting to Rs. 200 Crores from which 50 crores to be utilised as project related expenses towards "Migsun Nehru Place 2" and after obtaining due registration form UPRERA the Bank shall provide a disbursement plan within 30 days and we shall undertake to submit the same with the Authority.
3. That the time period within which the project shall be completed by me/promoter is 5 years from the date of registration. Therefore, the end date will be 17.10.2028
4. That seventy per cent of the amounts realized 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



**ANSAL IT CITY & PARKS LIMITED**  
  
Director/Arch. Signatory

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 ANSAL IT CITY & PARKS LIMITED  
  
Director/ Auth. Signatory  
**DEPONENT**

#### VERIFICATION

That I, Surender Kumar Arora, hereby verify the contents of the present Affidavit cum Declaration. The contents of my above Affidavit cum Declaration are true and correct and no material has been concealed by me therefrom.

Verified by me at Ghaziabad on this    day of April, 2024

For ANSAL IT CITY & PARKS LIMITED  
  
Director/ Auth. Signatory  
**DEPONENT**



**ATTESTED**

  
**OM PRAKASH SINGH**  
Notary, Ghaziabad

**16 APR 2024**