



INDIA NON JUDICIAL

Government of Uttar Pradesh



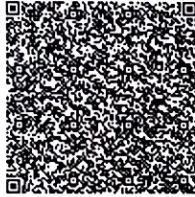
IN-UP23730030489842X

e-Stamp

ANUJ KUMAR GARG
LICENCE No. 32
TEHSIL GHAZIABAD

₹10

Certificate No. : IN-UP23730030489842X
Certificate Issued Date : 04-Nov-2025 12:44 PM
Account Reference : NEWIMPACC (SV)/ up14010604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1401060444414840721534X
Purchased by : DBF INFRASTRUCTURE PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : DBF INFRASTRUCTURE PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : DBF INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



₹10



Please write or type below this line

For DBF Infrastructure Pvt. Ltd.

Mg. 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.

FORM 'B'
[See Rule 3(4)]

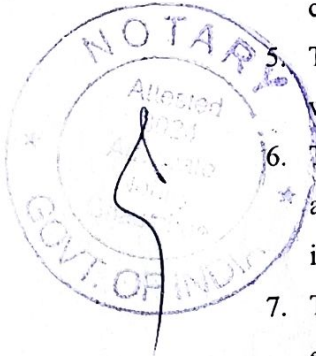
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Devendra Singh, Director (DIN – 01544847) of DBF Infrastructure Private Limited the Promoter of the proposed project Zoom Arcade and duly authorized by the Promoter of the proposed project, vide its/his/their authorization dated 06.10.2025.

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 the promoter company has a legal title to the land on which the development of the project is proposed to be carried out
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 30th June, 2030. (Date of completion of project).
4. That the 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 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



For DBF Infrastructure Pvt. Ltd.

Mg. Director

- 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 rules and regulations made under the Act.
 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, on any grounds.

Verification

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

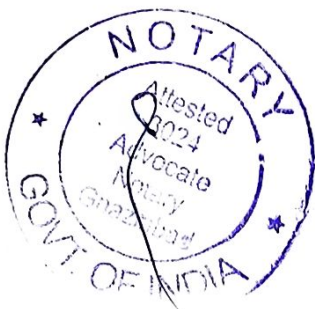
Verified by me at G.Z.B. on this day of 4 Nov 25

Deponent
For DBF Infrastructure Pvt. Ltd.

Mg. Director

For DBF Infrastructure Pvt. Ltd.

Deponent
Mg. Director



ATTESTED
PUBLIC NOTARY
GOVT. OF INDIA
GHAZIABAD U.P.