



INDIA NON JUDICIAL



IN-UP84951226601070X

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP84951226601070X
Certificate Issued Date : 09-Apr-2025 01:03 PM
Account Reference : NEWIMPACC (SV)/ up14001704/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400170467174549442452X
Purchased by : NORTHWIND ESTATES PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : NORTHWIND ESTATES PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : NORTHWIND ESTATES PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

Northwind Estates Private Limited

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 rule3(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 Mr. Anubhav Jain, authorised signatory/Director of Developer promoter i.e. **M/s NORTHWIND ESTATES PRIVATE LIMITED** having its registered office at E-93, Site-4 Kasma Ind, Area, Greater Noida, I.A. Surajpur, Gautam Buddha Nagar, Dadri, Uttar Pradesh, India, 201306 duly authorised vide board resolution dated 15th Feb 2025 by developer promoter of the proposed project "**NORTHWIND SANCTUARY Plot No. 7, Sector-PI, Gr. Noida**" situated at Plot No. 7, Sector-PI, Greater Noida Uttar Pradesh.

I, Anubhav Jain authorized by the developer promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Land owner promoter, i.e. Assotech Infrastructure Private Limited have a legal title to the land on which the development of the project is proposed to be carried out a legally valid authentication of title of such land along with an authenticated copy of the agreement between such Landowner promoter and Developer promoter is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the developer promoter is 29th January 2030.
4. That seventy per cent of the amounts realised by developer 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.

That Developer 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 Developer promoter shall take all the pending approvals on time, from the competent authorities.
9. That Developer promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Developer 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.


Deponent

Director

Verification

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

Northwind Estates Private Limited

Verified by me at on this 09TH day of April 2025.


Deponent

Director



ATTESTED
Virendra Kr. Garg
Notary Advocate
Reg. No. 2874
G.B. Nagar