



INDIA NON JUDICIAL



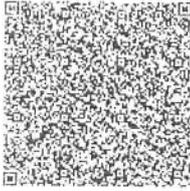
IN-UP25438380065174W

Government of Uttar Pradesh

e-Stamp

श्री. क. चोहान  
राजसंख नम्बर 487  
पता मोहन नगर गाजि०

Certificate No. : IN-UP25438380065174W  
 Certificate Issued Date : 30-Dec-2024 11:03 AM  
 Account Reference : NEWIMPACC (SV)/ up14083504/ GHAZIABAD SADAR/ UP-GZB  
 Unique Doc. Reference : SUBIN-UPUP1408350447860369472208W  
 Purchased by : SP SAI IT PVT LTD  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : SP SAI IT PVT LTD  
 Second Party : OTHERS  
 Stamp Duty Paid By : SP SAI IT PVT LTD  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



This stamp paper forms an integral part of Form B to be submitted for RERA registration.



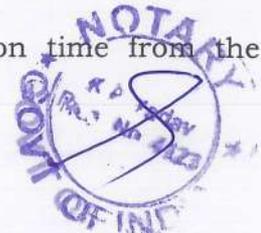
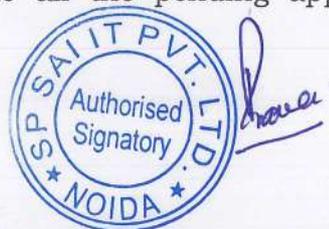
**FORM 'B'**

**AFFIDAVIT CUM DECLARATION**

Affidavit cum declaration of Mr. **Praveen Kumar**, S/o Shri Krishan Kumar R/o C-702, Saket Dham Society, Opp. Peach Blossam School, Sector 61, Noida, Gautam Budh Nagar, Uttar Pradesh-201301,

I am the Authorised representative for the proposed project namely NXONE – HIVE being developed by the promoter namely SP Sai I.T. Pvt. Ltd. and I hereby solemnly declare, undertake and state as follows.

1. That the Promoter has a legal title of the land on which the development of the said project is proposed.
2. That the time period within which the proposed project shall be completed by the Promoter is approximately 1 year from the proposed date of starting of the project i.e., 05.11.2024 to 31.12.2026.
3. That 70% of the amounts realized by the Promoter for all the real estate projects from the allottees from time to time as per the payment plans shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of the construction and the cost of the land and shall be used only for that purpose.
4. That the amounts from the separate accounts to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
5. 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.
6. That the Deponent 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 said project only and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the Promoter shall take all the pending approvals on time from the competent Authorities.



8. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the Promoter shall not discriminate against any allottee/s at the time of the 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 the Deponent therefrom.

Verified at Noida on 31<sup>st</sup> day of December, 2024.



**ATTESTED**  
**K.P. YADAV**  
**NOTARY PUBLIC**

**31 DEC 2024**