

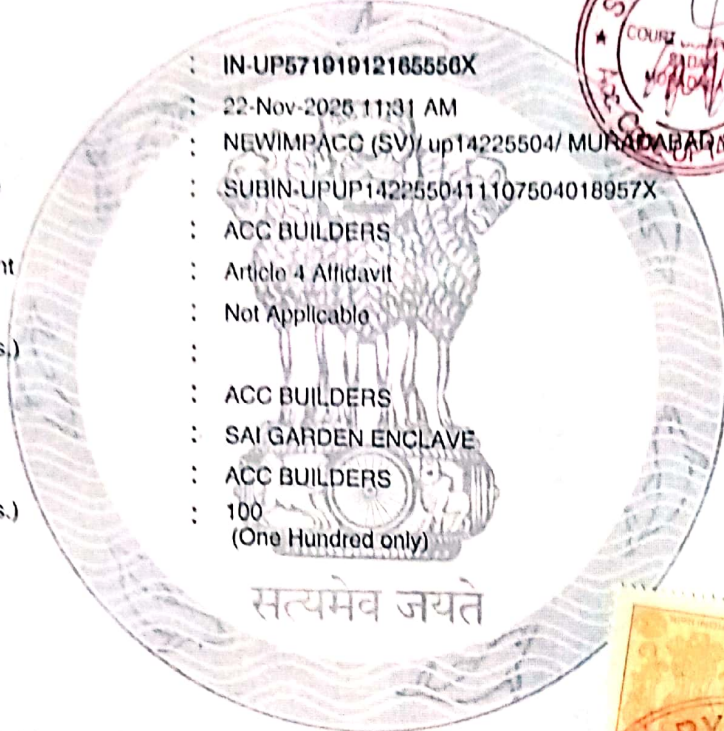


Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP57101012165556X	₹100
Certificate Issued Date	: 22-Nov-2025 11:31 AM	
Account Reference	: NEWIMPACC (SV) / up14225504/ MURADABAD, SAGAR/ UP-MRD	
Unique Doc. Reference	: SUBIN-UPUP1422550411107504018957X	
Purchased by	: ACC BUILDERS	
Description of Document	: Article 4 Affidavit	
Property Description	: Not Applicable	
Consideration Price (Rs.)	:	
First Party	: ACC BUILDERS	
Second Party	: SAI GARDEN ENCLAVE	
Stamp Duty Paid By	: ACC BUILDERS	
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)	



₹100 ₹100 ₹100 ₹100



₹100



Please write or type below this line

IN-UP57101012165556X



Handwritten signature/initials

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
- 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 **Mr. Madan Lal Chhabra S/o Shri Thakur Dass Chhabra**
**Director of Promoter M/S A C C Builders, of the proposed project "SAI GARDEN
ENCLAVE".**

**I, Madan Lal Chhabra S/o Shri Thakur Dass Chhabra Partners of Promoter M/S A C
C Builders and Co-Promoter M/S ACC Township and Land Development, of the proposed
project, do hereby solemnly declare, undertake and state as under:**

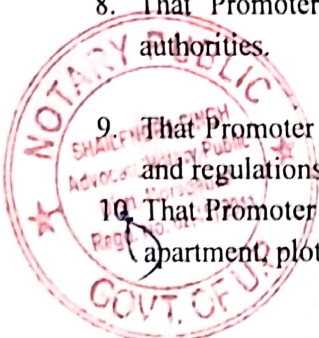
1. That promoter has legal title to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances, however, the plots listed below are kept as a mortgage under the Moradabad Development Authority as part of the sanctioned map procedure:

Details of Mortgage Plots

Plot Number	Plot Area (In Sq. mtr.)
D-12	149.99
D-13	149.99
D-14	149.99
D-15	108.86
D-16	108.86
D-17	149.99
D-18	149.99
D-24	141.88
D-25	129.83
Total Mortgage Area (In Sq. mtr.)	1239.38

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3. That the time period which the project shall be completed by promoter and Co-Promoters is 13.09.2030.
4. That 70% of amount realized by me / Promoter and Co-Promoters for the real estate project from the Allottees, 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 amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of project.
6. That the amounts from 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 amount collected for a particulars 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 Act.
10. That Promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building as the case may be on any grounds.



[Signature]
Deponent

Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at Moradabad on this 22nd date of November' 2025,

[Signature]
Deponent

Solemnly affirmed before me by Smt/Smt/Km
Deponent who is identified by Smt/Km.....
Clerk of Smt/Smt/Km..... Advocate on.....
I have satisfied my self after examining the document that he / she under stood the contents of the affidavit and the same has been read out and explained by me Read Rs. as fees
SI No.

[Signature]
SHAILENDRA SINGH
Regd No 62 (45) 2111
NOTARY PUBLIC
Moradabad