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Certificate No. : IN-UP97063531630840V  
Certificate Issued Date : 28-Apr-2023 04:56 PM  
Account Reference : NEWIMPACC (SV)/ up14073204/ GHAZIABAD SADAR/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1407320488568531914360V  
Purchased by : MR KULDEEP  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : MR KULDEEP  
Second Party : Not Applicable  
Stamp Duty Paid By : MR KULDEEP  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Please write or type below this line



**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Kuldeep duly authorized by the promoter Vanshika Vedant Developers LLP, of the proposed project vide their Board Resolution dated 03/03/2023.

I, Kuldeep duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

For Vanshika Vedant Developers LLP

*[Signature]*

Partner / Auth. Sign.

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Shree Insiling.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The task of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

3. That the time period within which the project shall be completed by me/promoter is 26/12/2027.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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 the Act.
10. That 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 Vanshika Vedant Developers LLP

*Dyagi* Deponent  
Partner / Auth. Sign.

**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 Ghaziabad on this 28th day of April 2023.

For Vanshika Vedant Developers LLP

*Dyagi*  
Partner / Auth. Sign.

Deponent



**ATTESTED**  
*28/4/23*  
VIJAY KUMAR  
Regd. No. 2453  
Notary Ghaziabad