



INDIA NON JUDICIAL



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Government of Uttar Pradesh

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ACC NAME SUMAN LATA
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Account Reference
Unique Doc. Reference
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Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

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SGS CONSTRUCTION AND DEVELOPERS PVT LTD

Article 4 Affidavit

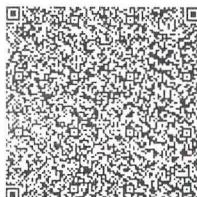
Not Applicable

SGS CONSTRUCTION AND DEVELOPERS PVT LTD

Not Applicable

SGS CONSTRUCTION AND DEVELOPERS PVT LTD

100
(One Hundred only)



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Q 1 SEP 2025

FORM-B

[See Rule 3(4)]

Affidavit-cum-Declaration

I, K. V. S. Swarup Kumar, Authorized Signatory of the SGS Construction & Developers Private Limited, a company incorporated under the Company's Act, 1956, having its registered office at R-10, 2nd Floor, Green Park Main, New Delhi -110016, the Promoter of the proposed project namely EWS City-1, situated at Village Akbarpur Behrampur, Mirzapur, Shahbad alias Mithepur, Ghaziabad, - 201014, U.P. do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the project is proposed, and the Promoter has entered into Joint Development Agreement with the Co-Promoter i.e. Prestige Projects Private Limited for such development of the project.

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Statutory Alert:

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.

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a legally valid authentication of title of such land along with an authenticated copy of the JDA between such owner i.e. Co-Promoter i.e. Prestige Projects Private Limited and Promoter for development of the real estate project is enclosed herewith.

2. That there is encumbrance by way of exclusive charge over the project land. The Co-Promoter has availed a loan of Rs. 25.32 Crores (Rupees Twenty Five point Thirty Two Crore only) from ICICI Bank, Shobha Pearl, Floor No.6. Commiserate Road, Bengaluru, for a term of 39 months by way of depositing title deeds with bank's security trustee Catalyst Trusteeship Limited, having its office at 910-911, 9th Floor, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi - 110001.
3. That the time period within which the project shall be completed by the promoter is 23-07-2026.
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 authority.

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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.



Deponent

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 01 SEP 2025 on this 01 SEP 2025 day of 2025



Deponent



ATTESTED
NOTARY PUBLIC
(INDIA)

01 SEP 2025