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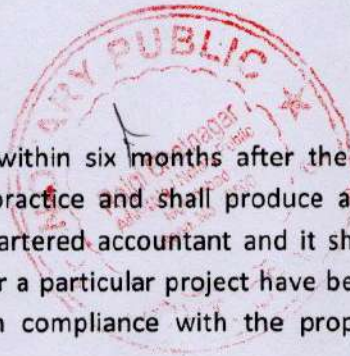
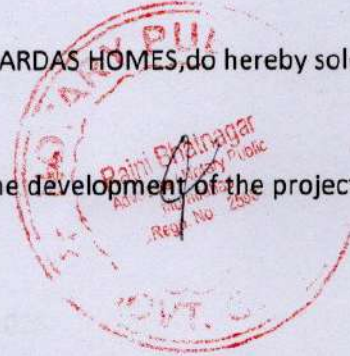
IN-UP11498064468068X

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Raj Kumar Arora S/o Santh Lal arora the promoter of the proposed project ARDAS HOMES

I, **Raj Kumar Arora**, the Promoter of the proposed project ARDAS HOMES, 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.
3. That the time period within which the project shall be completed by the Promoter is on or before 18 September, 2030
4. That, seventy percent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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.

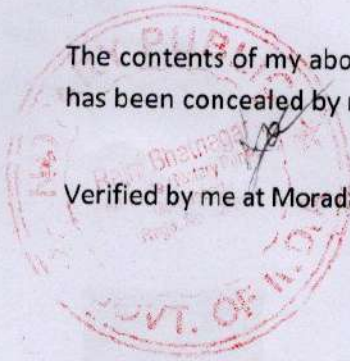
Deponent

Rajni Bhatnagar

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 Moradabad on this 28th day of October, 2025.



Rajni Bhatnagar

Deponent

Rajni Bhatnagar

only signet

ATTESTED
Identified of Sri...
R. Bhatnagar
RAJNI BHATNAGAR
Advocate / Notary Public
Moradabad

28-10-2025

e-stamp No.
IN-UP11504234015011X

AFFIDAVIT



Affidavit of Mr Raj Kumar Arora, S/o Santh Lal Arora, the Promoter of the Proposed Project Ardas Homes

I, Raj Kumar Arora, the promoter of the proposed project Ardas Homes, do hereby solemnly declare, undertake, and state as under:

1. That the project, **Ardas Homes**, is proposed to be delivered on a land area 14320 Sq. Mt., situated at VILLAGE - MANOHARPUR BESIDE OF KPS SCHOOL, DELHI ROAD, TEH AND DISTT. MORADABAD, U.P.
2. That I affirm and declare that there is no other project registered with U.P. RERA on the same plot and khasra number on which the Company/Promoter is developing this project.
3. That the Company/Promoter has neither accepted any booking in the proposed project, nor has received any advance towards any unit of the project till today. Further, the Company has not advertised/invited bookings in the project, proposed to be developed by the Promoter.

Raj Kumar
Deponent

Verification

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

Verify by me at Moradabad, on this 28th day of October, 2025.

Deponent

Raj Kumar

Raj Kumar Arora
08-10-2025

1. I have submitted before me by Submittor/Deponent
 2. I have identified the Deponent
 3. I have read the content of the Affidavit and the
 4. I have satisfied my self
 5. I have seen the original documents
 6. I have seen the Deponent read the
 7. I have seen the Deponent sign the
 8. I have seen the Deponent affix the
 9. I have seen the Deponent affix the
 10. I have seen the Deponent affix the

A. Bhatnagar
RAJNI BHATNAGAR
 Advocate / Notary Public
 Moradabad
 Regd. No.: 2590