



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP61279930706181T
Certificate Issued Date	: 10-Sep-2021 02:59 PM
Account Reference	: NEWIMPACC (SV)/ up14110804/ MEERUT/ UP-MRT
Unique Doc. Reference	: SUBIN-UPUP1411080411451208277820T
Purchased by	: A TO Z BUILDERS AND DEVELOPERS
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: A TO Z BUILDERS AND DEVELOPERS
Second Party	: Not Applicable
Stamp Duty Paid By	: A TO Z BUILDERS AND DEVELOPERS
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



-----Please write or type below this line-----

We all the partners of M/s A To Z Builders & Developers registered office K-6 PALLAVPURAM, PHASE-II MODIPURAM, MEERUT, UTTAR PRADESH authorize one of its partners namely Mr Jitendra Kumar S/o Raghuvir singh R/o K-6 Pallav Puram Phase 2 Modipuram, Meerut Pan No-AFUPK6439C

Jitendra

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.

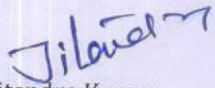
to sign all the declaration/affidavit /documents to be submitted to the authority of UP RERA in connection with the registration of upcoming Project Green Height I.

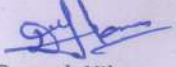
Date: 10.09.2021

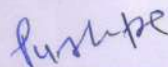
Place: Meerut

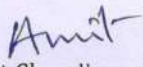
For

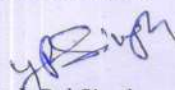
M/s A To Z Builders and Developers

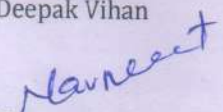

Jitendra Kumar

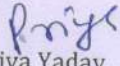

Deepak Vihan

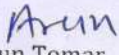

Pushpa Kumari


Amit Chaudhary

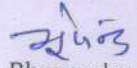

Yash Pal Singh

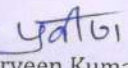

Navneet Goel

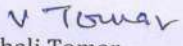

Priya Yadav

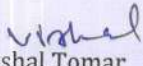

Arun Tomar


Manoj Kumar

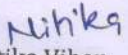

Bhupender

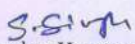

Parveen Kumar

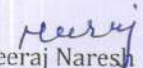

Vaishali Tomar

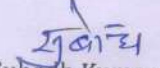

Vishal Tomar

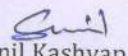

Usha

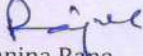

Nitika Vihan

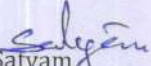

Satendra Kumar

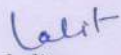

Neeraj Naresh


Subodh Kumar

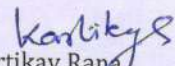

Sunil Kashyap

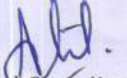

Ranjna Rana


Satyam


Lalit


Pankaj Rana


Kartikay Rana


Atul Chaudhary

NOTARY

12/09/21
ATTESTED

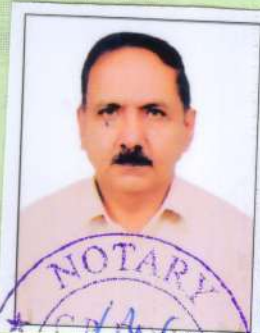


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INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

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Jilawar

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FORM 'B'

[See rule3(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. Jitendra Kumar Partner of A to Z Builders & Developers being the promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its partnership deed dated 15.04.2005 as amended by amendment deeds dated 11.06.2005, 27.12.2007, 19.04.2013, 01.04.2014, 01.04.2020 and further amended by amendment deed 18.01.2021

I, Jitendra Kumar Partner of M/S A to Z Builders & Developers being the promoter of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/S A to Z Builders & Developers has a legal title to the land on which the development of the project is proposed.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 60 months.
4. That seventy per cent of the amounts realized 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



Jitendra

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.
11. The rules of Meerut Development Authority related to MAP Approval are itself commencement Certificate. There is no requirement of separate Commencement Certificate as per the rules & regulation of Meerut Development Authority
12. We confirm that there is no other project registered under RERA on same Khasra No as proposed for this project.
13. We also confirm that the end date of this proposed project is 29.07.2026
14. That we have not booked any variant till date



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

Jilani

on this day of 10-09-2021

Jilani

Deponent

NOTARY
[Signature] 12/09/21
ATTESTED

[Signature]
AVESH KUMAR
GREEN PARK COLONY,
MODIPURAM, MEERUT.

[Signature]
VISHAL MATHUR
House No. 2 Ganga Colony,
Meerut.