



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP14503838557763W

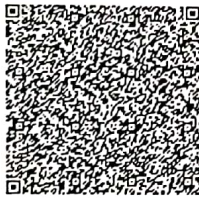
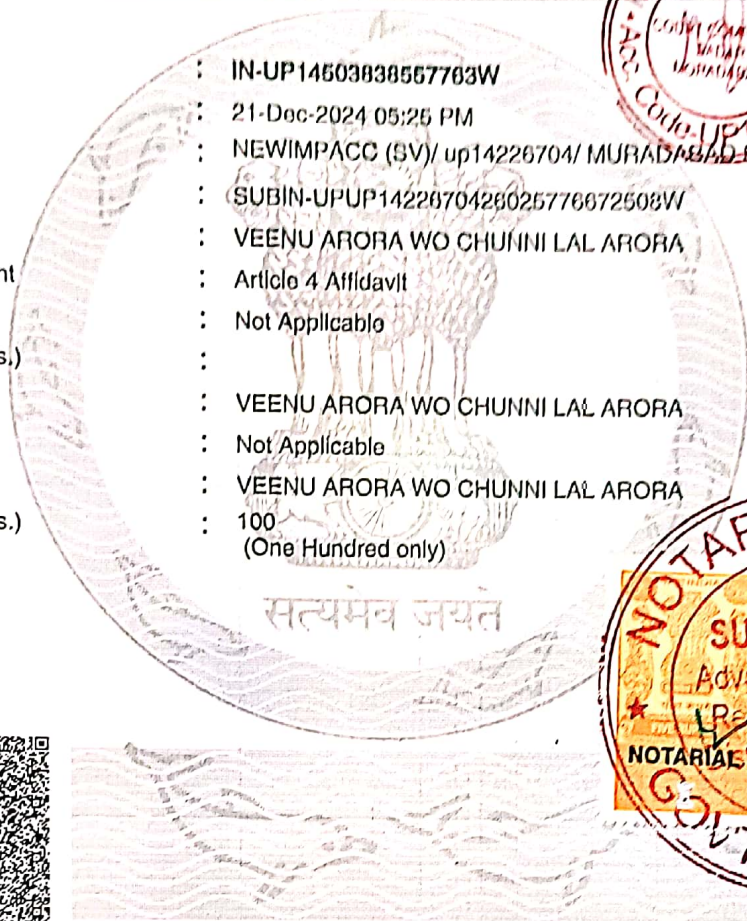
e-Stamp



₹100

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Certificate No. : IN-UP14503838557763W
 Certificate Issued Date : 21-Dec-2024 05:25 PM
 Account Reference : NEWIMPACC (SV)/ up14226704/ MURADABAD BADAR/ UP-MRD
 Unique Doc. Reference : SUBIN-UPUP1422670426025776672508W
 Purchased by : VEENU ARORA WO CHUNNI LAL ARORA
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : VEENU ARORA WO CHUNNI LAL ARORA
 Second Party : Not Applicable
 Stamp Duty Paid By : VEENU ARORA WO CHUNNI LAL ARORA
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

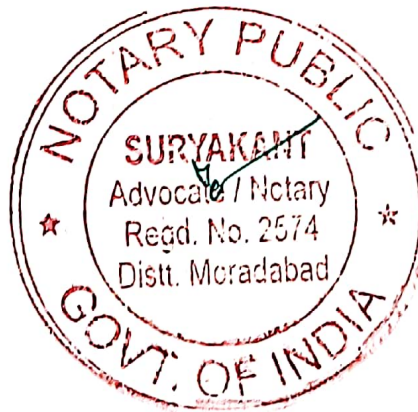


₹100



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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.



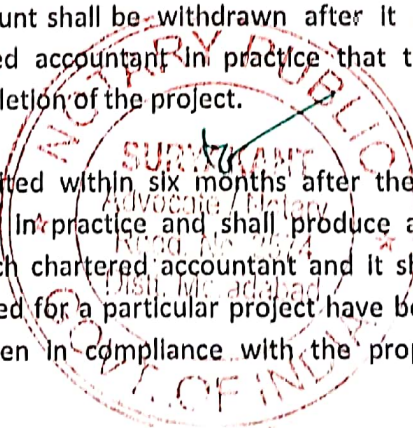
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Affidavit cum Declaration

Affidavit-cum-Declaration of Mrs. Veenu Arora W/o Chunnil Lal Arora / R/o Flat No. 7031, Vasant Kunj, New Delhi-110070 promoter of the proposed project i.e Villasaa By Rahejas.

I, Veenu Arora, 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.
3. That the time period within which the project shall be completed by Promoter is on or before 31st October, 2026
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.



Veenu Arora
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 MORADABAD on this day 21 day of December, 2024.

Veenu Arora
Deponent



I solemnly affirmed before me by Veenu Arora
Deponent who is identified by Advocate
Clerk of sri./smt /Km
I have satisfied my self after examining the
deponent that he / she understood the contents of
the affidavit and the same has been read out
and explained by me Read Rs

Veenu Arora
21/12/2024
Suryakant
Advocate, Notary
Regd. No 2574
Distt Moradabad