



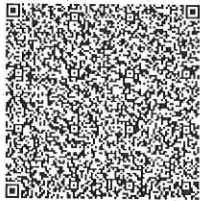
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL16289285380833T
Certificate Issued Date : 28-Aug-2021 10:53 AM
Account Reference : IMPACC (IV)/ dl1027503/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL102750329339258155488T
Purchased by : Wondrous Buildmart Private Limited
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : Wondrous Buildmart Private Limited
Second Party : Not Applicable
Stamp Duty Paid By : Wondrous Buildmart Private Limited
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line



FORM-B
[see rule 3(4)]

AFFADAVIT CUM DECLARATION

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.

Affidavit cum Declaration of Mr. Sujeet Tripathi, Director duly authorised by the Wondrous Buildmart Private Limited (“Promoter”) having its registered office at Plot No. 1B, 6th Floor, Ace Studio, Sector 126, of the proposed project namely ‘Eldeco Live By The Greens Phase III’ at SC-02/A9, Sector 150, Dist. Gautam Budha Nagar, Noida, Uttar Pradesh (Project) vide its authorisation dated 14th Septemeber, 2021:

I, Sujeet Tripathi Son of Shri Shyam Narayan Tripathi aged 50 years R/o 66 B E-4, MIG Sector 82, Gautam Budha Nagar Noida, Uttar Pradesh-201301 duly authorised by Promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the Project land on which the development of the Project is proposed.
2. That the said Project land and receivables therefrom has been mortgaged in favour of Vistra ITCL (India) Limited acting as security trustee on behalf of Tata Capital Housing Finance Limited (Lender)for the purpose of raising finance.
3. for the purpose of raising Project finance.
3. That the time period within which the Project shall be completed by Promoter is 28th February, 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 only 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 the 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 the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.

That the Promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, building, as the case may be, on any grounds.

Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct as per my knowledge and nothing material has been concealed by me there from.

Verified by me at on this 2nd day of November, 2021.

Deponent

