



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP64371596332755T
Certificate Issued Date	: 14-Sep-2021 12:02 PM
Account Reference	: NEWIMPACC (SV)/ up14228004/ KAIRANA/ UP-SML
Unique Doc. Reference	: SUBIN-UPUP1422800417692351330824T
Purchased by	: SATYENDRA VERMA SON OF VIRENDRA VERMA
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SATYENDRA VERMA SON OF VIRENDRA VERMA
Second Party	: Not Applicable
Stamp Duty Paid By	: SATYENDRA VERMA SON OF VIRENDRA VERMA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Dr. Satyendra Vermaas the Developer of the GREENWOOD ESTATE project.

I, Dr. Satyendra Verma S/o Virendra Verma R/o Maniaran, Shamli, Uttar Pradesh 247776 as the Developer of the GREENWOOD ESTATEproject do hereby solemnly declare, undertake and state as under:-

Satyendra Verma

Statutory Alert:

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

1. That I / Developer have/ 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 for development of the real estate project is enclosed with application.
 2. That the land is free from all encumbrances.
 3. That the time period within which the project shall be completed by the Developer is 30th June 2026.
 4. That seventy percent of the amounts realized by Developer 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / Developer 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 I / Developer shall take all the pending approvals, from the competent authorities.
- That I / Developer have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I / Developer 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, plot or building, as the case may be, on any grounds.

Signature of Dependent
Satyendra Verma
Dependent

Verification

I, Dr. Satyendra Verma S/o Virendra Verma, do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Shamli on this _____ day of, 2021.

Signature of Dependent
Satyendra Verma
Dependent

ATTESTED

Ram Prasad Singh
NOTARY
SHAMLI Tehsil
R No 08(37)/01

IDENTIFIED