



INDIA NON JUDICIAL  
Government of Uttar Pradesh

e-Stamp

Certificate No.

: IN-UP24150773316618T

Certificate Issued Date

: 15-Jan-2021 06:08 PM

Account Reference

: NEWIMPACC (SV)/ up14000104/ GHAZIABAD/ UP-GZB

Unique Doc. Reference

: SUBIN-UPUP1400010440862886273969T

Purchased by

: MESSERS S V P BUILDERS INDIA LTD

Description of Document

: Article 5 Agreement or Memorandum of an agreement

Property Description

: N/A

Consideration Price (Rs.)

:

First Party

: MESSERS S V P BUILDERS INDIA LTD

Second Party

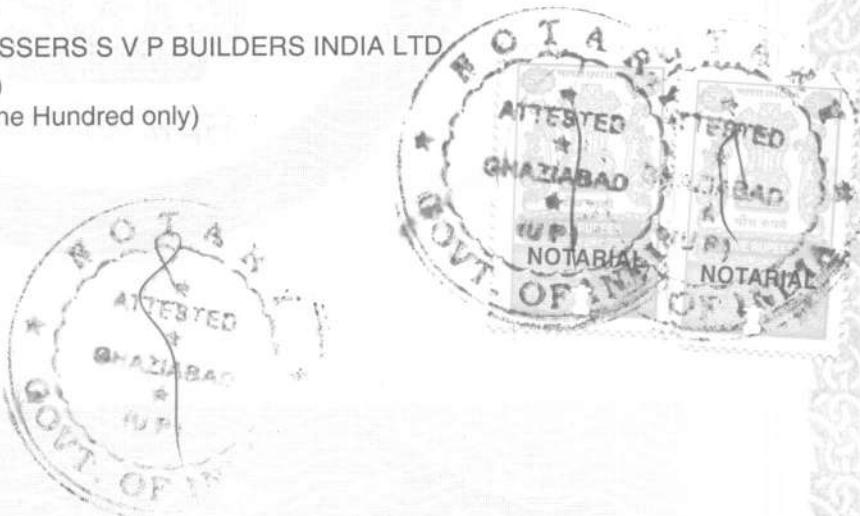
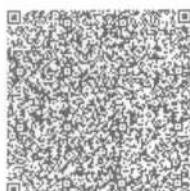
: NA

Stamp Duty Paid By

: MESSERS S V P BUILDERS INDIA LTD

Stamp Duty Amount(Rs.)

: 100  
(One Hundred only)



.....Please write or type below this line.....

*Willa*

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at [www.stampit.com](http://www.stampit.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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. SVP BUILDERS INDIA LTD. promoter of the proposed project Gulmohur Garden (UTOPIA The nest)

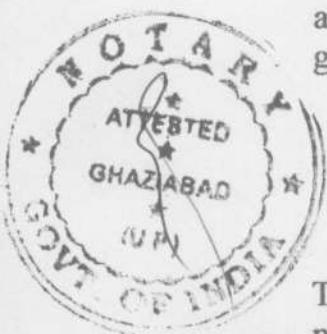
I, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. SVP BUILDERS INDIA LTD. have/has a legal title to the land on which the development of the proposed project is to be carried out 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 details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoted is 30.1.2026.
4. That seventy percent 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 a engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



*✓ 1/1/26*

7. That I/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 I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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.

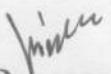


  
Deponent

Verification

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

Verified by me at on this day of 18.1.2021.

  
Deponent

I declare that the pan card, Aadhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted is correct. If any information, document submitted is correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

Note: This is system generated certificate need not require any signature; however authenticity of the certificate can be verified any time on the website by registration no.

ATTESTED  
PUBLIC NOTARY  
R. K. SINGH  
GOVT. OF INDIA  
GHAZIABAD U.P.  
18/01/2021