



ACC Name: JITENDRA SINGH
LIC. No. 304, CODE: UP14080004
Vasundhara, 023, M. No.: 7838330660

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

IN-UP18492525520581X
01-May-2025 01:20 PM
NEWIMPACC (SV)/ up1408
SUBIN-UPUP14080004343
A R BUILDTECH PVT LTD
Article 4 Affidavit
Not Applicable
A R BUILDTECH PVT LTD
Not Applicable
A R BUILDTECH PVT LTD
10
(Ten only)



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Please write or type below this line

FORM B

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ram Avtar Sharma (Director) s/o Late Mr. Ranjeet Sharma duly authorized by the promoter M/S A R BUILDTECH PVT LTD of the proposed project vide board resolution dated 01-04-2025.

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

1. That the promoter M/S A R BUILDTECH PVT LTD has a legal title to the land on which the development of the proposed project A R DOMAIN is to be carried out.
2. That the said land is free from all encumbrances.

01 MAY 2025

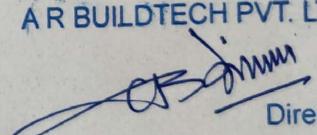


Statutory Alerts:

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.

3. That the time period within which the project shall be completed by promoter is 26-03-2028.
4. That the 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 the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 will take all the pending approvals on time, from the competent authorities.
9. That the 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, as the case may be, on any grounds.

AR BUILDETECH PVT. LTD.



Director

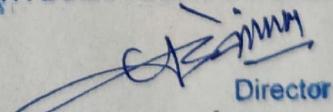
Deponent

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 Ghaziabad on this 1st day of May 2025.

AR BUILDETECH PVT. LTD.



Director

Deponent

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

ATTESTED

(Sandeep Sharma
Reg. No. 136/G.
NOTARY PUBLIC
Ghaziabad (U.P.)

01 MAY 2025

