



e-Stamp

Certificate No.	: IN-UP50176761850457X
Certificate Issued Date	: 18-Nov-2025 06:51 PM
Account Reference	: NEWIMPACC (SV)/ up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1401380497208245056026X
Purchased by	: WELCOME VERTEX INFRA PRIVATE LIMITED
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: WELCOME VERTEX INFRA PRIVATE LIMITED
Second Party	: OTHERS
Stamp Duty Paid By	: WELCOME VERTEX INFRA PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

Signature _____

ASC Name - Kanika Aggarwal ASC Code - UP14013004

ACC Add. - Neida - Mobile - 5450234878

License No.-189/2020, Tehsil & District-G. S. Manar



Please write or type below this line

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration of Mr Shashank Varshney , Director of the proposed project(Weve Street Phase-II) / duly authorized by the promoter of the proposed project, vide its authorization dated 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. That I have 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 me in 46 months end date 24 September 2029 .
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.chichestanip.com or using a Stamp Mobile App of SCS. Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid

2. The cost of checking the authenticity of the status of the certificate

1 DEC 2025

For WELCOME VERTEX INFRA PRIVATE LIMITED

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised 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.

For WELCOME VERTEX INFRA PRIVATE LIMITED

Deponent

Director

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 on this day of 1 December 2025.

For WELCOME VERTEX INFRA PRIVATE LIMITED

Deponent

Director



ATTESTED
RENU BALA
Regd. No. 16727
Notary Public
Govt. of India

1 DEC 2025

TO WHOMSOEVER IT MAY CONCERN

Project Highlights of project **"WELCOME VERTEX PHASE II"** C-8 , Jaipuria Sunrise Greens NH-24 , Ghaziabad

Specification :

1. Earthquake resistant RCC structure .
2. AAC block work for partition walls .
3. High quality plaster/gypsum plaster .
4. Gypsum false ceiling in corridors .
5. Stainless steel/MS railings in staircase and corridors .
6. Glass shutters for shop opening .
7. Granite flooring in corridors .
8. High quality OBD paint in corridors .
9. Wall putty in all shops .
10. Heavy duty conduits in walls .
11. PVC insulated copper wire with modular switches .
12. Round the clock security with CCTV cameras .
13. Ample points for power and lighting provided .
14. Provision for outdoors for AC provided .
15. Exterior emulsion paint or design as per elevation .

For Welcome Vertex Infra Pvt. Ltd .

For WELCOME VERTEX INFRA PRIVATE LIMITED

Director .

Director

WELCOME VERTEX INFRA PVT. LTD.

Site : C-8, H-Block, Jaipuria Sunrise Greens, NH-24, Opp. Manipal Hospital, Ghaziabad-20102

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