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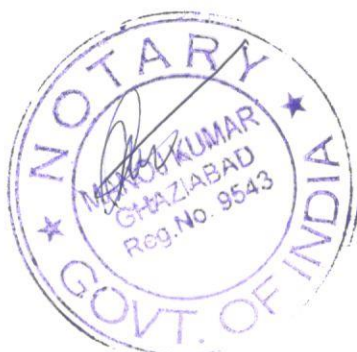
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Certificate Issued Date : 04-Mar-2023 11:50 AM
Account Reference : NEWIMPACC (SV)/ up14087504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1408750496592038846979V
Purchased by : AVS INDIA INFRAPROP LLP
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
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First Party : AVS INDIA INFRAPROP LLP
Second Party : Not Applicable
Stamp Duty Paid By : AVS INDIA INFRAPROP LLP
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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For AVS India Infraprop LLP

Authorised Signatory

04 MAR 2023

Statutory Alert:

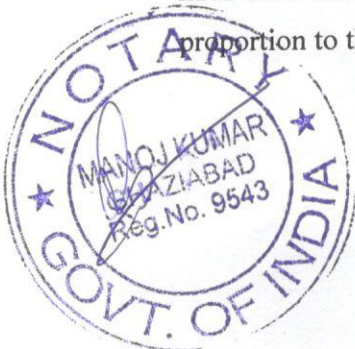
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2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Devendra Singh (Director of AVS INDIA INFRAPROP LLP) of the project named AVS CITY CENTRE of AVS INDIA INFRAPROP LLP, having its registered office at GF-38, Indra Prakash building, 21 Barakhamba Road, Cannaught Place, New Delhi-110001 duly authorised by the promoter of the proposed project.

I Devendra Singh, the Director of AVS INDIA INFRAPROP LLP do hereby solemnly declare, undertake and state as under:

1. That the promoter(s) of AVS INDIA INFRAPROP LLP have obtained necessary statutory and regulatory approvals and are fully competent to develop the proposed project of AVS City Centre. The extract of Khatauni and power of Attorney is enclosed herewith for the project land.
2. That there are no encumbrances, dues or pending litigation over the land which is proposed to be developed by the promoter(s).
3. That the project shall be completed within the timeline as mentioned by the Promoter(s) which shall be subject to the necessary statutory compliances.
4. That seventy per cent of the amounts realized by promoter(s) 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 by the promoter(s) in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by promoter 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(s) 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.



04 MAR 2023

For AVS India Infraprop LLP
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8. That the promoter(s) shall take all the pending approvals on time, from the competent authorities.
9. That the promoter(s) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter(s) 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.

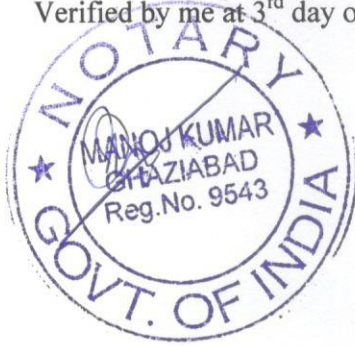
For AVS India Infra Prop LLP
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Authorised Signatory

04 MAR 2023

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 3rd day of March 2023.



ATTESTED
04 MAR 2023
MANOJ KUMAR
Advocate & Notary
Govt. of India

For AVS India Infra Prop LLP
9953/4E
DEPONENT
Authorised Signatory