



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP41951936370300V

e-Stamp

अमित कुमार  
स्टाम्प विक्रेता  
लाईसेन्स नं० 529  
राज नगर एक्सटेंशन

Certificate No.

: IN-UP41951936370300V

Certificate Issued Date

: 13-Oct-2023 02:47 PM

Account Reference

: NEWIMPACC (SV)/ up14095204/ GHAZIABAD SADAR/ UP-GZB

Unique Doc. Reference

: SUBIN-UPUP1409520479578991791118V

Purchased by

: MNG REALTECH LLP

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: MNG REALTECH LLP

Second Party

: Not Applicable

Stamp Duty Paid By

: MNG REALTECH LLP

Stamp Duty Amount(Rs.)

: 10  
(Ten only)



Please verify this line

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

Affidavit cum Declaration Affidavit cum Declaration of Mr. Sanjeev Kumar promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their 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:

For MNG REALTECH LLP

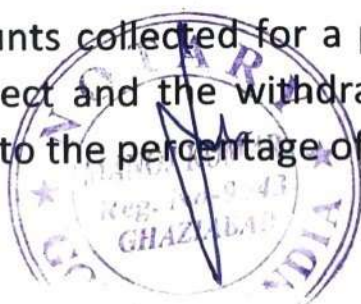
*Sanjeev Kumar*

Auth. Signatory


**Statutory Alert:**

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.

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 36 months **date -03-09-2026**
4. That 70% 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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.



For MNG REALTECH LLP

  
Auth. Signatory



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 MNG REALTECH LLP

  
Auth. Signatory  
Deponent

### 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 13 October 2023.



For MNG REALTECH LLP

  
Auth. Signatory  
Deponent

14 OCT 2023

ATTESTED

MANOJ KUMAR  
Advocate & Notary  
Govt. of India, Reg. No-9543