



INDIA NON JUDICIAL



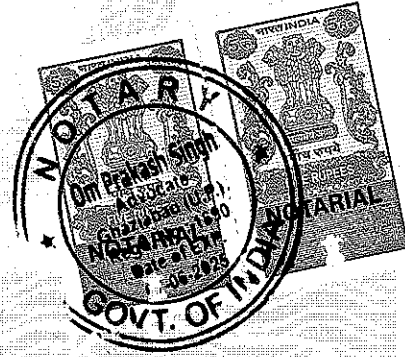
IN-UP28020023937930W

Government of Uttar Pradesh

e-Stamp

शिव्या गुप्ता (ACC)
मो नं० 409, नवयुग मार्केट,
प्लॉट: 9818388815 गाजियाबाद

Certificate No. : IN-UP28020023937930W
Certificate Issued Date : 29-Jul-2024 01:41 PM
Account Reference : NEWIMPACC (SV)/ up14086804/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1408680452718084299625W
Purchased by : UTILITY ESTATES PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : UTILITY ESTATES PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : UTILITY ESTATES PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line



FORM B

[See Rule 3 (4)]

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

(Project : "Aditya SCO Complex" situated at Plot No. Commercial-2, Park Town Integrated Township, Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, UP – 201002)

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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.

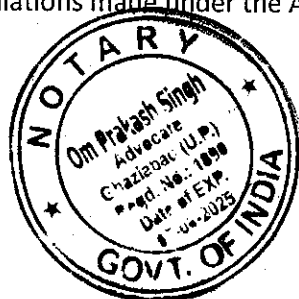
1 AUG 2024

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Bir Singh Pundir S/o Late Shri Kundan Singh Pundir, Director of the Promoter and duly authorized by the Promoter of the Proposed Project, M/s. Utility Estates Private Limited vide its authorization dated 29.07.2024.

I, Bir Singh Pundir S/o Late Shri Kundan Singh Pundir, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. That there is no encumbrance upon the project land.
3. That the time period within which the project shall be completed by promoter is 28-07-2029.
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 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 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 the promoter shall 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.



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10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment/space/shop or any grounds.

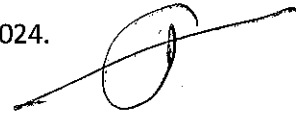


Deponent

Verification

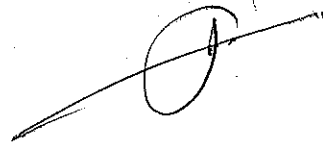
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Ghaziabad on this 01st day of August, 2024.



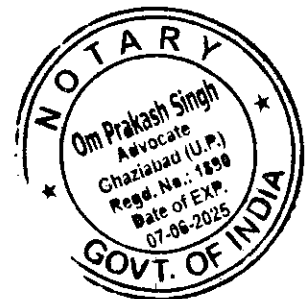
Deponent

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



ATTESTED

OM PRAKASH SINGH
Notary Ghaziabad



1 AUG 2024

