



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

Signature.....

ACC Name - Ke. J. Nagar - G. Nagar - UP14013804

ACC Add. M/s. - G. Nagar - G. Nagar - G. Nagar

License No. - 1802.221, Tehsil & District - G.D. Nagar

₹10

e-Stamp

Certificate No.

: IN-UP16163905221453U

Certificate Issued Date

: 14-Jun-2022 11:17 AM

Account Reference

: NEWIMPACC (SV)/ up14013804/ GAUTAMBUDDH NAGAR 1/ UP/ GBN

Unique Doc. Reference

: SUBIN-UPUP1401380423999036802487U

Purchased by

: IRESH NIRALA GOLD PROJECTS LLP

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: IRESH NIRALA GOLD PROJECTS LLP

Second Party

: Not Applicable

Stamp Duty Paid By

: IRESH NIRALA GOLD PROJECTS LLP

Stamp Duty Amount(Rs.)

: 10
(Ten only)

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₹10

Please write or type below this line

IN-UP16163905221453U

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

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Rakesh Mahajan designated partner of M/s Iresh Gold Nirala Project LLP ("Promoter") a developing company duly authorized by the promoter of the proposed project "Nirala Aspire Phase-IV", vide its/his/their authorization dated 27.05.2022, do hereby solemnly declare, undertake and state as under:



Rakesh

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.esstamps.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 **M/s Nirala Housing Pvt Ltd ("Land Owner")** have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

An authenticated copy of the development agreement between **Nirala Housing Pvt Ltd ("Land Owner")** and **Iresh Gold Nirala Project LLP ("Promoter")** for development of the real estate project is enclosed herewith.

2. That the said Parcel of land is "**free from all encumbrances**" (excluding installment of GNIDA), at the time of Registration of RERA for "Nirala Aspire Phase-IV".
3. That on or before 31.12.2024 the Nirala Aspire Phase-IV project shall be completed by Iresh Gold Nirala Project LLP.
4. That seventy per cent of the amounts realized by the promoter for this 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 practicing 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 land owner or promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter or land owner have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment any apartment, plot or building, as the case may be, on any grounds.

Rakesh
Deponent

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefore.

Verified by me at on this day of 14 June 2022

Place : Noida

Date : 14.06.2022



15 JUN 2022

Rakesh
Deponent
ATTESTED
Ramesh Bala
Notary Public
Govt. of India