



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP97706953589365X

e-Stamp

ACC-SANDEEP KUMAR  
ACC Code-UP14076004  
GHAZIABAD

Certificate No. : IN-UP97706953589365X  
Certificate Issued Date : 14-Feb-2025 09:42 AM  
Account Reference : NEWIMPACC (SV)/ up14076004/ GHAZIABAD SADAR/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1407600492615783516110X  
Purchased by : Baba Construction Pvt Ltd  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : Baba Construction Pvt Ltd  
Second Party : Not Applicable  
Stamp Duty Paid By : Baba Construction Pvt Ltd  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line



Akshay Singh

14 FEB 2025

**FORM 'B'**  
**[See rule3 (4)]**

**Affidavit cum Declaration**

Affidavit cum Declaration of Akshay Tyagi duly authorized by the Baba Construction Private Limited (promoter) of the proposed project "Kailasha Arcade 1".

I, Akshay Tyagi, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That promoter has 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 promoter is 01.02.2027.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That 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 promoter shall not discriminate against any allottee at the time of allotment of any unit, plot or building, as the case may be, on 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 14.02.2025

  
Deponent



ATTESTED

  
MANOJ KUMAR  
Advocate & Notary  
Govt. of India

14 FEB 2025