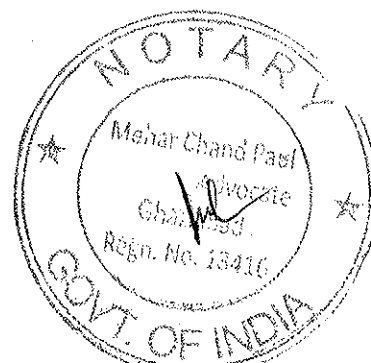




उत्तर प्रदेश UTTAR PRADESH

EN 884406

This Stamp Paper is attached to and is an integral part of Form-B (Affidavit cum Declaration) for UP RERA Registration of IVY County Project situated at Plot No- GH-15, Sector-75, NOIDA, Gautam Buddha Nagar, Uttar Pradesh



16 AUG 2019

क्र.सं. 29 स्टाम्प दिव्य की तिथि 25/04/19

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

स्टाम्प की धनराशि 100.....

तनु स्टाम्प विक्रेता ला0नं0-466,

लाईसेन्स की अवधि 31-3-20.....तक

SRC/S-27, शिवा रिवेश बालार ब्रानखण्ड इन्द्रापुरम गा0बाद

Tan

Perfect Mega Structure Pvt. Ltd.

1st Floor, A-39, Sector-63, Noida



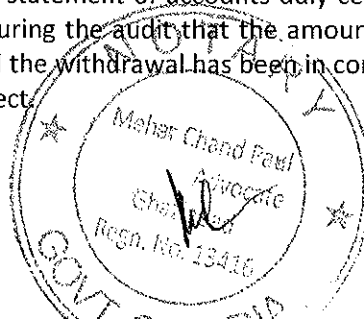
FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration


Mr. Sandip Kumar Pandit S/o Late Shri Shiv Kumar Sharma, authorized signatory of M/s Perfect Megastructure Pvt. Ltd. having its registered office at F-28, F/F Preet Vihar, Near Sagar Ratna Restaurant Delhi, East Delhi, 110092 (the company hereinafter referred to as the Promoter) of the IVY County (Hereinafter referred to as the project) situated at Plot No- GH-15, Sector-75, NOIDA, Gautam Budh Nagar, Uttar Pradesh vide its authorization letter dated: 26.06.2019 do hereby solemnly declare, undertake and state as under :

1. That a project namely IVY County will be developed by the promoter on Group Housing **Plot- GH-15, Sector-75, NOIDA, Gautam Buddha Nagar, Uttar Pradesh**, admeasuring **20639 Sq Mtr.**, allotted by NOIDA Authority.
2. That "**Promoter**", **Perfect Megastructure Pvt. Ltd** has clear and legal title to the project land and all the layout Plans/maps already been approved in its name from NOIDA Authority for above mentioned project.
3. That the promoter of the project may avail Term Loan/credit facility for completion of the project from any NBFC/Bank/Financial Institution against creation of mortgage of the project land and flats to be constructed thereupon. However, the promoter will obtain "No Objection Certificate" (i.e. NOC) from the Lender's for Sale of the individual unit to the prospective buyers subject to the conditions of the lender's sanction terms.
4. That the time period within which the project will be completed by promoter is **31.12.2024**
5. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, will be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and will be used only for that purpose.
6. That the amounts from the separate account, to cover the cost of the project, will be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account will 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.
8. That promoter will get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and will produce a statement of accounts duly certified and signed by such chartered accountant and it will 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.



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8. That promoter will take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any ground, such as sex caste, creed, religion etc..

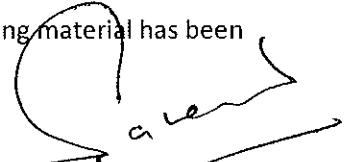


Deponent

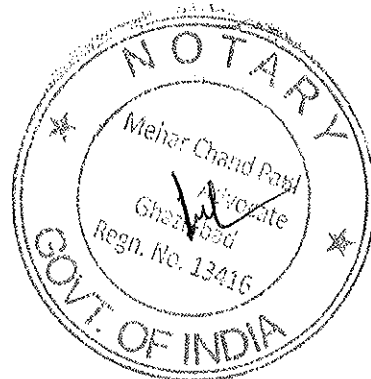
Verification

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 **NOIDA** on this day of **16.08.2019**.



Deponent



ATTESTED

Mehar Chand Paul
Advocate Notary
Registration No. 13416

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