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Government of Uttar Pradesh

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Certificate No. : IN-UP98504244120391X
Certificate Issued Date : 15-Dec-2025 02:28 PM
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Unique Doc. Reference : SUBIN-UPUP1605600493682142342573X
Purchased by : SRSD BUILDCON VENTURE LLP
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : SRSD BUILDCON VENTURE LLP
Second Party : Not Applicable
Stamp Duty Paid By : SRSD BUILDCON VENTURE LLP
Stamp Duty Amount(Rs.) : 10
 (Ten only)



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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.



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anurag Aggarwal S/o Mool Chand Aggarwal R/o B-66, Ground Floor, Greater Kailash-1, New Delhi-110048 Authorised signatory of **M/s SRSD Buildcon Venture LLP** promoter of the proposed project/duly authorized by the promoter of the proposed project vide Resolution dated **30/05/2025**.

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

1. That the promoter 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 promoter is **18/11/2030**.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of the 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 had 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.



A handwritten signature in blue ink, appearing to be "A. Aggarwal", written over a faint rectangular stamp.

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10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case be, on any grounds.
11. That no other project registered under UP RERA on the same Khasra Numbers come under 1848, 1853, 1854, 1859, 1861, 1862, 1863, 1864, 1865, 1866, 1868, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1887 at NH-24, Village Dasna Ghaziabad, Near Dasna Toll-Eastern Peripheral Expressway, Dist. Ghaziabad, UP
12. That promoter has a legal title to the land on which the development of the project is proposed.
13. That we have not made any Sales or received any advance on sales of plot under Khasra Numbers come under 1848, 1853, 1854, 1859, 1861, 1862, 1863, 1864, 1865, 1866, 1868, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1887 at NH-24, Village Dasna Ghaziabad, Near Dasna Toll-Eastern Peripheral Expressway, Dist. Ghaziabad, UP

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

Deponent

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



15 DEC 2025

ATTESTED
15 DEC 2025
MANOJ KUMAR
Advocate & Notary
Govt. of India

Deponent