



उत्तर प्रदेश UTTAR PRADESH

77AD 101169

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Surendra Kumar Gupta duly authorized by the promoter M/s Artha Infratech Pvt. Ltd., of the proposed project vide their Board Resolution dated 01st November 2019;

I, Surendra Kumar Gupta 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, by way of long term lease from competent authority, 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 me/promoter is December 2028.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



ATTESTED
Sanjeev Kumar Sharma
Advocate Notary
Reg. No.-8228
Distt. Gautam Budh Nagar

For Artha Infratech Pvt. Ltd.

SC Gupta
Authorised Signatory

वर्गीकरण प्रमाणपत्र

क्रम सं. 208 स्टांप विक्रय की तिथि 29-1-19
स्टांप क्रय करने का प्रयोजन.....
स्टांप क्रेता का नाम व पता
स्टांप की धनराशि 10)
चन्दन कुमार गुप्ता स्टांप विक्रेता
लाइसेन्स नं. 149/2014 अवधि 31-03-20 19
उपनिबन्धक कार्यालय, ग्रेटर नोएडा

Aartha Infotech Pvt Ltd
Plot No-21 Sec-techzone-4
G.Noida



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Chandan Kumar Gupta duly authorized by the promoter M/s Aartha Infotech Pvt. Ltd. of the proposed project vide their Board Resolution dated 01st November 2019.

I, Chandan Kumar Gupta 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 by way of long term lease from competent authority, 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 the promoter is December 2024.

4. That seventy per cent of the amount realized by the 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 amount from the separate account to cover the cost of the project shall be withdrawn in proper manner and in accordance with the completion of the project.



For Aartha Infotech Pvt. Ltd.

Authorized Signatory

Signature
Name
Designation

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 utilised 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.

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

S K Sharma

Deponent **Authorised Signatory**

Verification

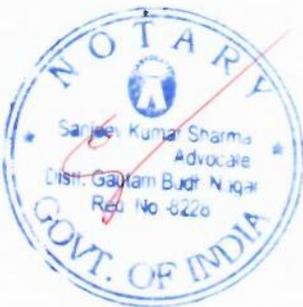
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Uttar Pradesh on this 01st day of November 2019.

S K Sharma
For Artha Infratech Pvt. Ltd.

S K Sharma

Deponent **Authorised Signatory**



ATTESTED

S K Sharma
Sanjeev Kumar Sharma
Advocate Notary
Reg. No. 8228
Dist. Gautam Budh Nagar