



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL71234979691054V  
 Certificate Issued Date : 03-Mar-2023 01:11 PM  
 Account Reference : IMPACC (IV)/ dl954403/ DELHI/ DL-DLH  
 Unique Doc. Reference : SUBIN-DL95440314605566714483V  
 Purchased by : NIRALA PROJECTS PVT LTD  
 Description of Document : Article Others  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : NIRALA PROJECTS PVT LTD  
 Second Party : Not Applicable  
 Stamp Duty Paid By : NIRALA PROJECTS PVT LTD  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)

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Please write or type below this line

IN-DL 71234979691054V



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. Iftikhar Ahmed Director of M/s Nirala Projects Pvt. Ltd ("Promoter") duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19<sup>th</sup> April 2023.

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.

I, Iftikhar Ahmed director of the proposed project/duly authorized by the promoter of the proposed project "Nirala Greenshore Phase-II", do hereby solemnly declare, undertake and state as under:

1. That M/s Nirala Projects Pvt. Ltd ("Promoter") have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land 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 Greenshore Phase-II".
3. That on or before 31.01.2025 the Nirala Greenshore Phase-II project shall be completed by Nirala Projects Pvt. Ltd.
4. That seventy per cent of the amounts realized by the promoter for this real estate project from the allottee's, 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter 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.

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 Greater Noida on this 19<sup>th</sup> day of April 2023.

Place: Greater Noida

Date: 19<sup>th</sup> April 2023

**ATTESTED**

Jaipal Singh  
Advocate Notary  
Gr. Noida, G.B. Nagar

Deponent