



मानव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.

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Certificate Issued Date

13-Oct-2022 01:27 PM

Account Reference

NEWIMPACC (SV)/up14017204/ GAUTAMBUDDH NAGAR 1/ UP-GBN

Unique Doc. Reference

SUBIN-UPUP1401720437116339763832U

Purchased by

Alok Kumar Garg

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

Alok Kumar Garg

Second Party

AIS Developer LLP

Stamp Duty Paid By

Alok Kumar Garg

Stamp Duty Amount(Rs.)

100
(One Hundred only)



Please write or type below this line

Alok Kumar Garg



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.stampstamp.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 the certificate invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
In case of any discrepancy please inform the Competent Authority.



FORM "B"

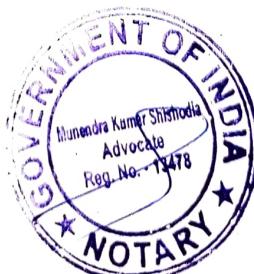
[See Rule 3(4)]

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. Alok Kumar Garg** designated partner of **M/s AIS Developer LLP** a developing company duly authorized by the promoter of the proposed project "THE GALLERIA", vide its/his/their authorization dated2022, do hereby solemnly declare, undertake and state as under:

1. That **Mr. Vinay Kumar ("Land Owner")** have/has a legal title to the land on which the development of the proposed project is to be carried out
AND
2. An authenticated copy of the development agreement between **Mr. Vinay Kumar ("Land Owner") and AIS Developer LLP ("Promoter")** for development of the real estate project is enclosed herewith.
3. That the said Parcel of land is "**free from all encumbrances**" (excluding installment of GNIDA), at the time of Registration of RERA for "THE GALLERIA".
4. That on or before 30.11.2026 project THE GALLERIA shall be completed by AIS Developer LLP.
5. That seventy per cent of the amounts realized by the promoter for this 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.
6. 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.
7. 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.
8. 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.
9. That the land owner or promoter shall take all the pending approvals on time, from the competent authorities.



10. That the promoter or land owner have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

Deponent
Deponent

Verification

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 on this day of 12 October 2022

Place : Noida

Date : 12.10.2022

Deponent
Deponent



ATTESTED
13 OCT 2022
Munendra Kumar Shishodia
Advocate
Distt. Court G B N