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लार्डसेन्स नं०-557

राजनगर एक्सटेंशन, गा०बाद

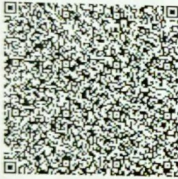
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Certificate No. : IN-UP61935116045155W
Certificate Issued Date : 27-May-2024 01:12 PM
Account Reference : NEWIMPACC (SV)/ up14096504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1409650420266110211347W
Purchased by : GOEL FLEXIBLE PACKAGING PVT LTD AND OTHERS
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : GOEL FLEXIBLE PACKAGING PVT LTD AND OTHERS
Second Party : Not Applicable
Stamp Duty Paid By : GOEL FLEXIBLE PACKAGING PVT LTD AND OTHERS
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

सत्यमेव जयते



Please write or type below this line

Affidavit cum Declaration

Affidavit cum Declaration of M/s Urban Constructor LLP through its designated partner Mr. Deepak Sharma and M/s Goel Flexible Packaging Pvt. Ltd. Through its director Mr. Umesh Goel promoter of the proposed project, vide its/his/their authorization dated 27-05-2024.

We, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That URBAN CONSTRUCTOR LLP and GOEL FLEXIBLE PACKAGING PVT. LTD. have a legal title to the land on which the development of the proposed project is to be carried out

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That 1565.70 sq meter area of total land is mortgaged with GDA till the completion of internal development of project. Mortgage is done through a registered agreement via Book No. 4, Registration no. 375 on 13.07.2023.

For Goel Flexible Packaging Pvt. Ltd.

Director's Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of State of India.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Competent Authority

Director

For URBAN CONSTRUCTOR LLP

Designated Partner

Detail of mortgaged area is as follows:

Plot No. 25	-	125.40 sq mtrs
Plot no. 26-33	-	802.56 sq mtrs
Plot No. 34	-	136.14 sq mtrs
Plot No. 42-46	-	501.06 sq mtrs
Total	-	1565.70 sq mtrs

3. That the time period within which the project shall be completed by me/promoter is 48 Months (Completion date – November 27, 2027)
4. That 70% of the amount 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 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 we/ 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 has been in compliance with the proportion to the percentage of completion of the project.
8. That we/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we / 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.

270524

ATTESTED

Mehar Chand Paul
Notary Advocate
Regn. No-18416

For Goel Flexible Packaging (P) Ltd.

Director

Verification

For URBAN CONSTRUCTOR LLP

Deponent
Designated Partner

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 Ghaziabad on this day of 27th May 2024.

For Goel Flexible Packaging (P) Ltd.

Director

For URBAN CONSTRUCTOR LLP

Deponent
Designated Partner