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Certificate No. : IN-UP60978367170577X  
 Certificate Issued Date : 25-Nov-2025 11:26 AM  
 Account Reference : NEWIMPACC (SV)/ up14096504/ GHAZIABAD SADAR/ UP-GZB  
 Unique Doc. Reference : SUBIN-UPUP1409650418827805934500X  
 Purchased by : VVIP INFRAHOME PVT LTD  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : VVIP INFRAHOME PVT LTD  
 Second Party : Not Applicable  
 Stamp Duty Paid By : VVIP INFRAHOME PVT LTD  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



Please write or type below this line

For VVIP Infrahome Private Limited

Director



Notary Alert

1. The authenticity of any digital certificate should be verified at [www.ahilestamp.com](http://www.ahilestamp.com) or using e-Stamp Mobile App of Stock Holding Corporation of India (SIH) or the SIH app available on the website. Mobile App renders it invalid if it is not verified through the website. In the absence of the certificate verification, any legal recourse is available to the Competent Authority.

## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Vibhor Tyagi, S/o Praveen Tyagi, 5th Floor, VVIP Style Mall, Raj Nagar Extension, Ghaziabad – 201017, duly authorized by the promoter VVIP INFRAHOME PVT. LTD. of the proposed project VVIP Yamuna.

I, Vibhor Tyagi, S/o Praveen Tyagi, 5th Floor, VVIP Style Mall, Raj Nagar Extension, Ghaziabad – 201017, duly authorized by the promoter VVIP INFRAHOME PVT. LTD. of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the promoter has 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 me/promoter is 27.11.2030.
4. That seventy percent (70%) 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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

For VVIP Infrahome Private Limited



Director



accountant. It shall be verified during the audit that the amounts collected for a particular project have been utilized for that project and the withdrawals have been in compliance with the percentage of completion of the project.

8. That I/promoter shall take all the pending approvals on time from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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.



VERIFICATION

DEPONENT

For WVIP Infrahome Private Limited

A handwritten signature in blue ink, appearing to be 'A.H. J.', written over a horizontal line.

Director

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

Verified at Ghaziabad on this 25 day of Nov, 2025.

DEPONENT

For WVIP Infrahome Private Limited

A handwritten signature in blue ink, appearing to be 'A.H. J.', written over a horizontal line.

Director

25/11/25  
ATTESTED  
A handwritten signature in blue ink, appearing to be 'Shashi Kant', written over a horizontal line.  
Shashi Kant  
Advocate & Notary  
Govt. of India