INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	:	IN-UP26518543163409T
Certificate Issued Date	:	23-Jan-2021 11:37 AM
Account Reference	:	NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
Unique Doc. Reference	:	SUBIN-UPUP14003304451943122319457
Purchased by	:	UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	C-I, SEC -3, NODA
Consideration Price (Rs.)	:	
First Party	:	UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)
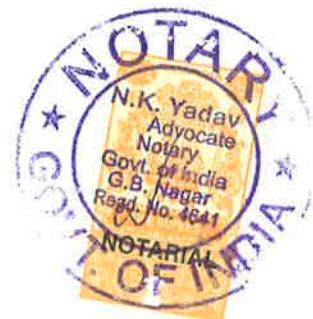
--Please write or type below this line--

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 M/s UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD.
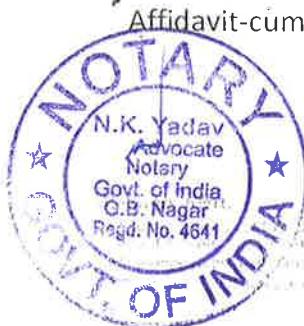
UCHDPL-VERIDIA-OAKWOOD ENCLAVE

promoter of the proposed project / duly authorized by the promoter of the proposed project, vide their authorization dated 24th *December 2019*

I, *Munish Mishra* duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD. 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is *as per details on website*.

1. That details of encumbrances *as per details on website* including details of any rights, title, interest or name of any party in or over such land, along with details.

2. That the project start date is 01.03.2021 and project end date is 01.09.2024.

3. That seventy percent of the amounts realized by 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.

4. 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.

5. 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.

6. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That promoter shall take all the pending approvals on time, from the competent authorities.

8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

UCHDPL-VERIDIA-OAKWOOD ENCLAVE
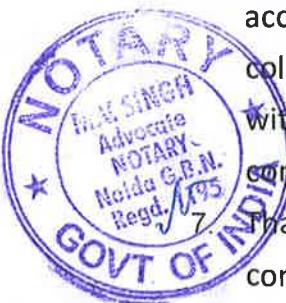
9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.
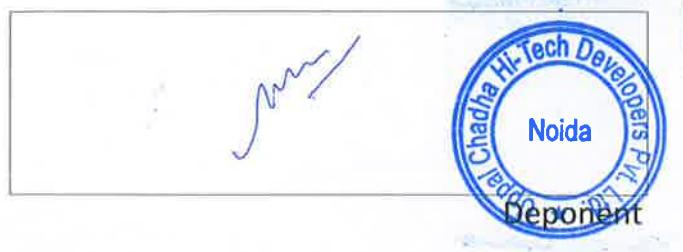
Verification

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

Verified by me at *Noida* on this day of 25th *February 2021.*

I declare that the pan card, CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found misleading or wrong, the authority may reject the registration.

UCHDPL-VERIDIA-OAKWOOD ENCLAVE