



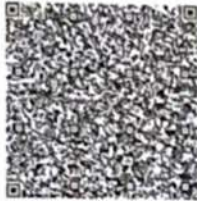
e-Stamp

नमन धुवला

लार्डसेन्स नं०-६५७

राजनगर एक्सटेंशन, गा०बाद
गा० नं०- 7827212524 100

Certificate No. : IN-UP33695962211571Y
 Certificate Issued Date : 29-Apr-2026 10:24 AM
 Account Reference : NEWIMPACC (SV)/ up14096504/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1409650462375347843487Y
 Purchased by : SHRINATH JI PROMOTERS AND DEVELOPERS
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : SHRINATH JI PROMOTERS AND DEVELOPERS
 Second Party : Not Applicable
 Stamp Duty Paid By : SHRINATH JI PROMOTERS AND DEVELOPERS
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

IN-UP33695962211571Y

Affidavit cum Declaration



Affidavit cum Declaration of Mr. Rakesh Kumar Aggarwal duly authorized by the promoter Shrinath Ji Promoters & Developers, of the proposed project The Grand Emporio vide their Board Resolution dated 04-03-2025;

I, Rakesh Kumar Aggarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That 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.

OR

For Shrinath Ji Promoters And Developers

Partner

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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Those details of encumbrances NIL including details of any rights, title, Interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 26/02/2031.

4. That seventy per cent of the amounts realised 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 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 accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to 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.

For Shrinath Ji Promoters And Developers

Deponent

Verification

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 29th day of April 2026.
For Shrinath Ji Promoters And Developers

Deponent

Partner

29 APR 2026

ATTESTED

Shashi Kant
Advocate & Notary
Govt. of India