



INDIA NON JUDICIAL



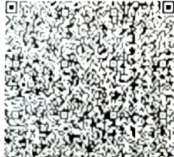
IN-UP33079158281781X

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP33079158281781X
Certificate Issued Date : 03-Jan-2025 03:07 PM
Account Reference : NEWIMPACC (SV)/ up14554804/ MUZAFFARNAGAR SADARY UP-MJF
Unique Doc. Reference : SUBIN-UPUP1455480463154684058595X
Purchased by : RITU RANA WO SACHIN RANA RO MZN
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : RITU RANA WO SACHIN RANA RO MZN
Second Party : Not Applicable
Stamp Duty Paid By : RITU RANA WO SACHIN RANA RO MZN
Stamp Duty Amount(Rs.) : 10
(Ten only)



DECLARATION, SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGHTED BY OR ART PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s Vedanta Infra Build Muzaffarnagar by Ritu Rana W/o Sachin Rana Address 12 Vasundhara Residency Muzaffranagar duly authorized by the promoter "M/s Vedanta Infra Build Muzaffarnagar" of the proposed project "Vedanta Estate".

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

- 1- That promoter has a legal title to the land on which the development of the project is to be carried out.
- 2- The said land is free from all encumbrances.

3 JAN 2025

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shulestamp.com or using e-Stamp Mobile App at Stock Holders.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. In case of any discrepancy please inform the Competent Authority.

- 3- The date with in which the project shall be completed by me/ promoter is 31/12/2027
- 4- That seventy percent 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 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- 5- That the amount from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
- 6- That the amount from the separate account shall be withdrawn after it is certified by us engineer, an architect and a chartered accountant in a practice that the withdrawn in proportion to the percentage of completion of the project.
- 7- 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 be produce statement of account duly certified and sign by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawn has been in compliance with the proportion to the percentage of completion of project.
- 8- That promoter shall take all the pending approvals on time, from the competent authorities.
- 9- That promoter have furnished such other document have been prescribed by the regulations made under this Act.
- 10- 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

That the content of above my affidavit cum declaration is true and correct.

Verified by me at Muzaffarnagar on 03-01-2024.



Identified by


Certified Signature L.I./R.T.I. of Shri. Pawan Kumar
in certification of Shri. Pawan Kumar
Notary Advocate
ANIL KUMAR
NOTARY/ADVOCATE
Distt. Muzaffarnagar (U.P.)

3 JAN 2025