



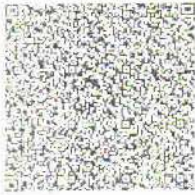
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP72985041650932T
Certificate Issued Date	: 21-Sep-2021 01:39 PM
Account Reference	: NEWIMPACC (SV)/ up14366804/ MUZAFFARNAGAR SADAR/ UP-MJF
Unique Doc. Reference	: SUBIN-UPUP1436680435010476477208T
Purchased by	: MS DS BUILDERS LAXMAN VIHAR MZN
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MS DS BUILDERS LAXMAN VIHAR MZN
Second Party	: Not Applicable
Stamp Duty Paid By	: MS DS BUILDERS LAXMAN VIHAR MZN
Stamp Duty Amount(Rs.)	: 20 (Twenty only)



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R. K. VERMA
Distt. Notary

Statutory Note:

1. The e-stamp of the Government of India should be affixed on the back of the document. Any e-stamp affixed on the front of the document is invalid and renders it invalid.
2. The e-stamp should be affixed on the back of the document.
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FORM 'B'
[See rule3(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 Mr. Devendra Kumar. Partner of M/S DS Builders & Developers being the promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its partnership deed dated 13.11.2019

I, Mr. Devendra Kumar. Partner of M/S DS Builders & Developers being the 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 M/S DS Builders & Developers has a legal title to the land on which the development of the project is proposed

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 enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 60 months.

4. That seventy per cent 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.

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 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.

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

POINT-7

11. We confirm that there is no other project registered under RERA on same Khasra No. as proposed for this project.

POINT-7

12. That we have not booked any variant till date. The cost till date has been incurred out of partner's capital & Unsecured loan taken from friends & relatives.

13. We also confirm that the end date of the this proposed project is 18.05.2026

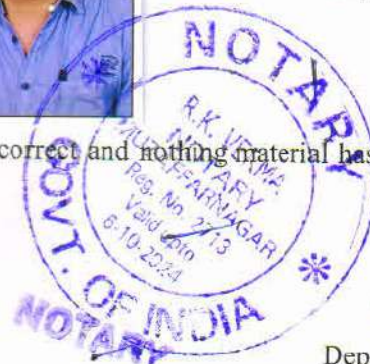
14. We have not got the revalidation and compounding of our MAP yet as there is no requirement of it.



Verification

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 on this day of 20.09.2021



Identified by

R. K. VERMA
Distt. Notary
Muzaffarnagar (U.P.)

21 SEP 2021