



## INDIA NON JUDICIAL

IN-UP74449899414361X

Government of Uttar Pradesh

## e-Stamp

**Certificate No.**  
**Certificate Issued Date**  
**Account Reference**  
**Unique Doc. Reference**  
**Purchased by**  
**Description of Document**  
**Property Description**  
**Consideration Price (Rs.)**  
**First Party**  
**Second Party**  
**Stamp Duty Paid By**  
**Stamp Duty Amount(Rs.)**

IN-UP74449899414361X  
30-Jan-2025 05:30 PM  
NEWIMPACC (SV)/ up14076004/ GHAZIABAD SADAR/ UP-GZB  
SUBIN-UPUP1407600445962192292954X  
Baba Construction Pvt Ltd  
Article 4 Affidavit  
Not Applicable  
Baba Construction Pvt Ltd  
Not Applicable  
Baba Construction Pvt Ltd  
10  
(Ten only)

ACC SAMDEEP KUMAR GURPRA  
ACC Code-UP14073004  
GHAZIABAD 10

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सत्यमेव जयते

IN-HE7449698414361X

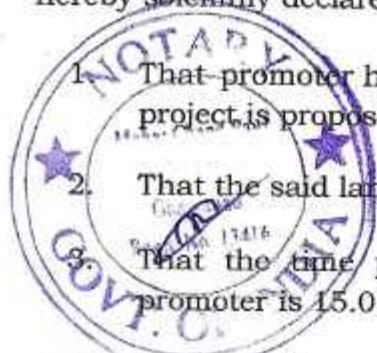
Please write or type below this line

**FORM 'B'**  
[See rule3 (4)]

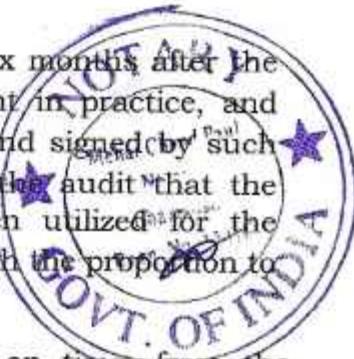
Affidavit cum Declaration

Affidavit cum Declaration of Akshay Tyagi duly authorized by the Baba Construction Private Limited (promoter) of the proposed project "Kailasha Estate".

I, Akshay Tyagi, 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 proposed.
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 15.01.2030.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.



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

  
Deponent

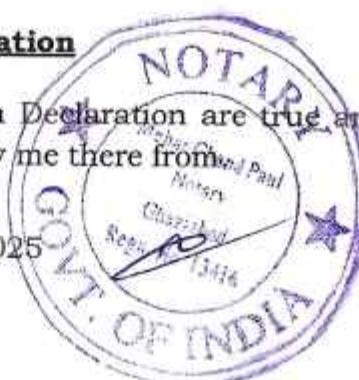


Verification

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 Ghaziabad on 30.01.2025

  
Deponent



30/01/2025  
ATTESTED  
Mehar Chahal Paul  
Advocate, Notary  
Registration NO. 13416