



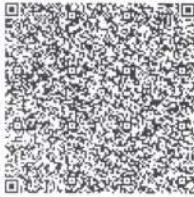
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

SHUBHAM GUPTA
Licence No. 505
Signature *Shubh*

Certificate No. : IN-UP56216315156376T
Certificate Issued Date : 06-Sep-2021 06:24 PM
Account Reference : NEWIMPACC (SV)/ up14087304/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1408730401270358853515T
Purchased by : SHALVIYA REALTORS PVT LTD
Description of Document : Article 4 Affidavit
Property Description : D-132, Krishna Park, Devli Road, Delhi
Consideration Price (Rs.) :
First Party : SHALVIYA REALTORS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : SHALVIYA REALTORS PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



.....Please write or type below this line.....



For Shalviya Realtors Pvt. Ltd.
Sham
Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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.
4. In case of any discrepancy please inform the Competent Authority.

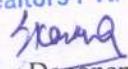
Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Sumit Kasana** duly authorized by the promoter M/s **SHALVIYA REALTORS PRIVATE LIMITED** of the proposed project vide their Board Resolution dated 24.08.2021;

I, **Sumit Kasana** 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 me/promoter is 60 Months.
4. That seventy per cent of the amounts realised 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 utilised 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.
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.

For Shalviya Realtors Pvt. Ltd.


Deponent
Authorised Signatory

Verification

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

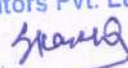
Verified by me at Ghaziabad on this 6th Day of September 2021.



ATTESTED

VIJAY PANDIT
(Regd. No. 2453)
NOTARY, GHAZIABAD
06.09.2021

For Shalviya Realtors Pvt. Ltd.


Deponent
Authorised Signatory

SHALVIYA REALTORS PRIVATE LIMITED

REGD. OFF : D-132, KRISHNA PARK, DEVI ROAD, DELHI, PIN-110030
CIN: U45200DL2008PTC178715; TEL : 9811342342; EMAIL ID : PIYUSH4500@YAHOO.COM

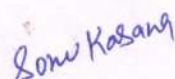
CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF M/S SHALVIYA REALTORS PRIVATE LIMITED HELD ON 24TH DAY OF AUGUST 2021 AT ITS REGISTERED OFFICE SITUATED AT D-132, KRISHNA PARK, DEVI ROAD, DELHI-110030 AT 11:30 A.M.

"RESOLVED THAT Mr. Sumit Kasana, Authorised Signatory of the company be and is hereby authorised to sign all documents, application forms and other relevant documents required to submit in UPRERA or any other concerned Development Authority with respect to Project **MIDPOINT MART** situated at Plot No. 7C, Com-08, Siddharth Vihar Yojana, Ghaziabad, Uttar Pradesh."

"RESOLVED FURTHER THAT he is also authorised to do all such acts, formalities and deeds & sign all Documents/Map/Affidavit etc. which are necessary for obtaining necessary approvals from respective Municipal Bodies, Government Departments, Local Authorities & other Competent Authorities."

Since no other business was pending before the board so meeting was called to end with vote of thanks to the chair.

For SHALVIYA REALTORS PRIVATE LIMITED


Director
(SONU KASANA)
DIN-08401136

For SHALVIYA REALTORS PRIVATE LIMITED


Director
(SHAMMI)
DIN-09029106