

सत्यमेव जयते

INDIA NON JUDICIAL

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-UP62064994711726U

08-Apr-2022 01:20 PM

NEWIMPACC (SV)/ up14492904/ MURADABAD SADAR/ UP-MRD

SUBIN-UPUP1449290415306878803633U

KHALID MASOOD SO MOHD RASHID

Article 4 Affidavit

Not Applicable

KHALID MASOOD SO MOHD RASHID

Not Applicable

KHALID MASOOD SO MOHD RASHID

(One Hundred only)





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FORM 'B'

[See rule 3(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. Khalid Masood duly authorized by the promoters of M/s Hi tech Colonizers of the proposed project vide their authorization dated 01.11.2021

I duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state us under:

THAT promoter have a legal title to the land on which the development of the proposed project is
to be carried out

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 details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details

That the 17985.19 Sq. Mts. land from the total project land of 93268.80 sq. mts. land mortgaged with Moradabad Development Authority, Moradabad.

- 3. THAT the time period within which the project shall be completed by promoter is 20.11.2026.
- 4. THAT seventy percent 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 THAT the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- THAT the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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collected for a particular project have been utilised for the project and the withdrawal has been incompliance 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.
- 10. THAT promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case 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 therefrom.

Verified by me at 13th Day of April, 2022

Deponent

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Deponent

John 18/4/000

Crerk of Shirl Smit. I Nm.

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That He/She Under Stord the Contents of The
Affidavit and the Came Has Been Read Over
And Explained By Me Rood. Rs.
S., No.

MAUNIME DEVE
Aby COATE NOTARY



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: 15-Jul-2022 12:32 PM

: NEWIMPACC (SV)/ up14492904/ MURADABAD SADAR/ UP-MRD

: SUBIN-UPUP1449290478050878136326U

KHALID MASOOD SO MOHD RASHID

: Article 4 Affidavit

Not Applicable

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: KHALID MASOOD SO MOHD RASHID

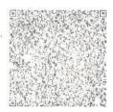
: Not Applicable

: KHALID MASOOD SO MOHD RASHID

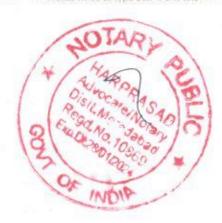
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(One Hundred only)





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AFFIDAVIT

This is to confirm that we have not registered any other project in RERA other then Hi Tech Colonizers on the Khasra number mentioned below :

S No.	Khata No.	Khasra No.	Area (In Hect)	Area taken (In Mtrs)
1	92	315mi	0.267	4010
2	94	315mi	1.789	
3	97	315mi	0.700	
4	242	315mi	1.912	
5	342	317mi	0.093	2920
6	49	317mi	0.813	
7	99	460	0.279	1300
8	387	460mi	0.243	960
9	167	460	0.101	
10	167	461mi	0.243	850
11	51	461mi	0.300	790
12	86	464mi	0.514	1700
13	83	464mi	0.081	
14	167	464	0.081	
15	51	466	0.263	2170
16	80	467/2	0.065	650
17	387	467	0.061	610
18	387	468	0.259	2590
19	387	469mi	0.474	7170
20	388	469mi	0.243	30, Pa 18
21	387	470	0.053	530
22	211	471	0.725	250
23	429	472	0.202	2020
24	51	473	0.551	4850
25	209	474	0.251	2510
26	209	475	0.174	1740
27	428	476	0.619	6190
28	387	477	0.162	1170
29	212	478	0.709	7090
30	210	479mi	1.032	20390
31	106	479mi	0.765	
32	443	479mi	0.134	
33 20	63	479mi	0.628	
134 5	2 63	479mi	0.113	
735/27	\$ 51	479mi	1.441	5380
36 = 2	88	491	1.092	3720
37	391	492	0.130	1230
38-00	390	493	0.170	1730
ø 39	85	494	0.308	1300
0. 40	64	495	0.283	500
Total	V .		18.323 Hect	93,320.00

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KHALID MASOOD

DEPONENT