



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP62064994711726U
Certificate Issued Date	: 08-Apr-2022 01:20 PM
Account Reference	: NEWIMPACC (SV)/ up14492904/ MURADABAD SADAR/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUP1449290415306878803633U
Purchased by	: KHALID MASOOD SO MOHD RASHID
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: KHALID MASOOD SO MOHD RASHID
Second Party	: Not Applicable
Stamp Duty Paid By	: KHALID MASOOD SO MOHD RASHID
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

Khalid Masood



Statutory Alert:

1. The validity of the Stamp certificate should be verified at www.upsstamps.gov.in or using a Stamp Mobile App of Stamp Printing.
2. The validity of the Stamp certificate and as available on the website / Mobile App renders it invalid.
3. In case of any dispute, the Stamp certificate is the final authority.

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 as under:

1. 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.
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

Khalid Masood

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 be, on any grounds.



Deponent

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

[Signature]

Deponent

[Signature]

[Signature]
13/4/22

13/4/22
13/4/22

Advocate
I have Satisfied Myself or Showing the Deponent
That He/She Under Stood the Contents of The
Affidavit And the Same Has Been Read Over
And Explained By Me Read. Re
% No.

MUNNE DEVE
ADVOCATE NOTARY
DIST. MUZAFFARPUR



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP42958795625584U
Certificate Issued Date	: 15-Jul-2022 12:32 PM
Account Reference	: NEWIMPACC (SV)/ up14492904/ MURADABAD SADAR/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUP1449290478050878136326U
Purchased by	: KHALID MASOOD SO MOHD RASHID
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: KHALID MASOOD SO MOHD RASHID
Second Party	: Not Applicable
Stamp Duty Paid By	: KHALID MASOOD-SO MOHD RASHID
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below the line



Khalid

Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at www.eilestamp.com or using e-Stamp Mobile App or Stock Holding Company at the discretion of the Certifier and as available on the website Mobile App renders it invalid.
2. The only authentic certificate, legitimacy is on the basis of the certificate.
3. In case of any discrepancy contact with the Competent Authority.

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	
21	387	470	0.053	530
22	211	471	0.725	7250
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	63	479mi	0.628	
34	63	479mi	0.113	
35	51	479mi	1.441	5380
36	88	491	1.092	3720
37	391	492	0.130	1230
38	390	493	0.170	1730
39	85	494	0.308	1300
40	64	495	0.283	500
Total			18.323 Hect	93,320.00



DEPONENT

Khalid Masood
DEPONENT

KHALID MASOOD

15/7/2022

I solemnly affirmed before me by Shri Masood
deponent who is identified by Shri Masood
clerk of Shri Masood, Advocate of
I have satisfied my self and examined the de-
ment that he/she understood the contents of the
affidavit and the same has been
explained by me. Read & signed
Advocate / Notary
Regd. No. 10869
Mordabad
Exp. Dt. 28/12/2024