



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No.

: IN-DL25536955638454X

Certificate Issued Date

: 28-Jul-2025 02:18 PM

Account Reference

: IMPACC (IV)/d731103/ DELHI/ DL-ESD

Unique Doc. Reference

: SUBIN-DL73110385908134230412X

Purchased by

: SUNIL KUMAR DIRECTOR ACCURATE MARKS SERV

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

: 0

(Zero)

First Party

: SUNIL KUMAR DIRECTOR ACCURATE MARKS SERVE PVT LTD

Second Party

: Not Applicable

Stamp Duty Paid By

: SUNIL KUMAR DIRECTOR ACCURATE MARKS SERVE PVT LTD

Stamp Duty Amount(Rs.)

: 100

(One Hundred only)

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₹100



IN-DL25536955638454X

Please write or type below this line

*[Handwritten signature]*



**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. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM 'B' [See rule3(4)]



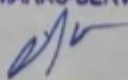
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PEROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration of **MrSunil Kumar**, Authorized Signatory of the proposed project-**Indraprastha Elite Estates** duly authorized by the promoter of the proposed project, vide his authorization dated 28 Dec 2024.

I, **Sunil Kumar**, duly authorized by the **M/s Accurate Mark serve Private Limited** (promoter) of the proposed project **Indraprastha Elite Estates** 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 proposed project is to be carried out.
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 21 February 2030
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 the completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.

For **ACCURATE MARKS-SERVE PVT. LTD.**

  
Director / Authorised Signatory







9. That Promoter have/ 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 deem be, on any grounds.

For ACCURATE MARKS-SERVE PVT. LTD.

Director / Authorised Signatory  
Deponent

### Verification

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

Verify by me at \_\_\_\_\_ on this \_\_\_\_\_ date of \_\_\_\_\_



For ACCURATE MARKS-SERVE PVT. LTD.

Director / Authorised Signatory  
Deponent





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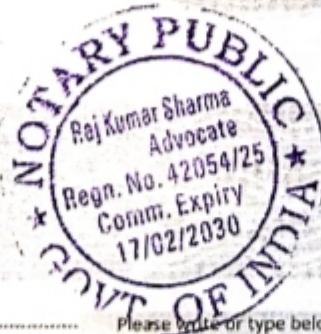
## Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No.	: IN-DL02738157978734X
Certificate Issued Date	: 17-Jun-2025 03:52 PM
Account Reference	: IMPACC (IV)/ dl771203/ DELHI/ DL-NED
Unique Doc. Reference	: SUBIN-DL77120342628908838228X
Purchased by	: SUNIL KUMAR
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SUNIL KUMAR DIRECTOR ACCURATE MARKS SERVE PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SUNIL KUMAR DIRECTOR ACCURATE MARKS SERVE PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

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IN-DL02738157978734X

For ACCURATE MARKS-SERVE PVT. LTD.

Director / Authorised Signatory

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SUNIL KUMAR DIRECTOR ACCURATE MARKS SERVE PVT LTD SUNIL KUMAR DIRECTOR ACCURATE MARKS SERVE PVT LTD SUNIL KUMAR DIRECTOR ACCURATE MARKS SERVE PVT LTD SUNIL KUMAR DIRECTOR ACCURATE MARKS SERVE PVT LTD



**AFFIDAVIT**

(Project : "s Indraprastha Elite Estates" situated at Kh no 98MIN,99MIN,101, Village Narayan Nagar, URF Rampur, adjacent to Indraprastha Yojna- Loni, Distt. Ghaziabad)

Affidavit of **Mr Sunil Kumar**, S/O Late Banwari Lal, duly authorized by the Promoter of the Proposed Project, M/s Accurate Marks Serve Pvt Ltd for the project Authorization on dated 28.12.2024

I, **Mr Sunil Kumar**, S/O Late Banwari Lal, Duly authorized by the promoter of the proposed Project do hereby Solemnly state as Under:

That the Promoter has not sold, accepted any booking and advertised for the proposed project till now

**Verification**

The Contents of the above Affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at Delhi on this \_\_\_\_\_ For **ACCURATE MARKS-SERVE PVT. LTD.**

  
Director/Authorised Signatory

