



INDIA NON JUDICIAL



IN-UP44112929642724Y

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP44112929642724Y
Certificate Issued Date : 05-May-2026 12:38 PM
Account Reference : NEWIMPACC (SV)/ up14011004/ GAUTAMBUDDHA NAGAR, G.B. NAGAR
Unique Doc. Reference : SUBIN-UPUP1401100483154866173681Y
Purchased by : MS VERTEX CONSTRUCTION PARTNERSHIP FIRM
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : MS VERTEX CONSTRUCTION PARTNERSHIP FIRM
Second Party : Not Applicable
Stamp Duty Paid By : MS VERTEX CONSTRUCTION PARTNERSHIP FIRM
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.
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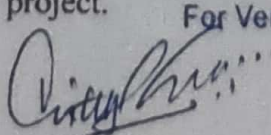
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Vijay Kumar Aggarwal S/O Late Mr. Prem Chand Aggarwal and Mr. Mohit Aggarwal S/O Mr. Vijay Kumar Aggarwal** (Partner of M/S VERTEX CONSTRUCTION) of the project named SQUARE 50 of M/S VERTEX CONSTRUCTION, having its registered office at Second Floor, Shop No.-02, Block B-1A, Sector 51, Noida, Gautam Buddha Nagar - 201301, India duly authorised by the promoter of the proposed project.

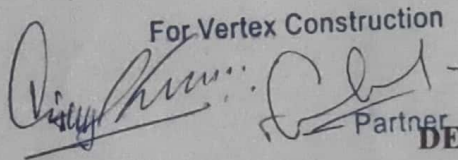
I **Mr. Vijay Kumar Aggarwal S/O Late Mr. Prem Chand Aggarwal and Mr. Mohit Aggarwal S/O Mr. Vijay Kumar Aggarwal**, the Partner of M/S VERTEX CONSTRUCTION do hereby solemnly declare, undertake and state as under:

1. That the promoter(s) VERTEX CONSTRUCTION has a legal title to the land on which the development of the project, namely SQUARE 50 is proposed and have obtained necessary statutory and regulatory approvals and are fully competent to develop the proposed project of SQUARE 50. The copy of the Lease Deed and Sajra is enclosed herewith for the project land.
2. That there are no encumbrances, dues or pending litigation over the land which is proposed to be developed by the promoter(s).
3. That the project shall be completed within the timeline as mentioned by the Promoter(s) i.e. 12.01.2031 (12th Day of January 2031) which shall be subject to the necessary statutory compliances.
4. That seventy percent of the amounts realized by promoter(s) 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 by the promoter(s) in proportion to the percentage of completion of the project.



For Vertex Construction

Partner

6. That the amounts from the separate account shall be withdrawn by promoter 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 the promoter(s) 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 the promoter(s) shall take all the pending approvals on time, from the competent authorities.
9. That the promoter(s) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter(s) 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.

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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 Noida on this 8th day of May 2026.

For Vertex Construction

ATTESTED

Partner

DEPONENT

Virendra Kr. Garg
Notary Advocate
Reg. No.-2874
G.B. Nagar

