



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

संदीप कुमार गुप्ता
लाईसेन्स नं० 327
गाजियाबाद

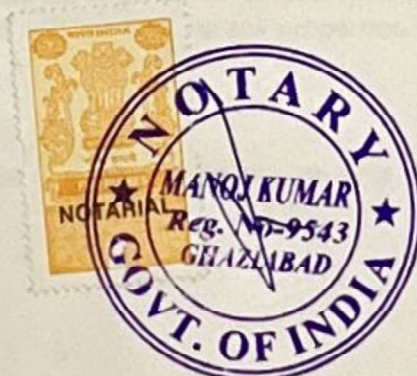
e-Stamp

Certificate No.	: IN-UP64748808401755U
Certificate Issued Date	: 10-Aug-2022 11:03 AM
Account Reference	: NEWIMPACC (SV)/ up14076004/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407600421728395269576U
Purchased by	: Earthwaves Developers Private Limited
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: Earthwaves Developers Private Limited
Second Party	: Not Applicable
Stamp Duty Paid By	: Earthwaves Developers Private Limited
Stamp Duty Amount(Rs.)	: 20 (Twenty only)



Please write or type below this line

[Signature]



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shikshaStamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. The validity of checking the legitimacy is in the hands of the certificate holder.
3. In case of any discrepancy, please contact the Competent Authority.

FORM 'B'
[See Rule3(4)]

Affidavit cum Declaration

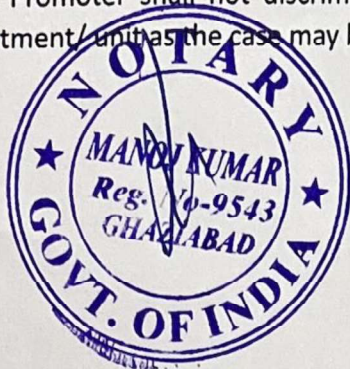
Affidavit cum Declaration of Mr. Satvik Singhal duly authorized by EARTHWAVES DEVELOPERS PRIVATE LIMITED, G-1, Ground Floor, South Extension Part-II, New Delhi -110049, duly authorized vide Board Resolution Dated – 02.07.2022 the Promoter of the proposed project, Aaradhayam situated at Village-Bhovapur, Pargana-Jalalabad, Ghaziabad, Uttar Pradesh, PIN - 201017

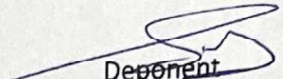
I Satvik Singhal, duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. The Promoter has a legal title to the land on which the development of the project is proposed.
2. That the Promoter of the project has not availed any Term Loan/Credit Facility(ies) for completion of the project from any Bank/ Financial institution or from any other sources.
3. That the time period within which the project shall be completed by Promoters 15.10.2025
4. That seventy percent of the amount to be realized by the Promoters from the allottees of the said real estate project, from time to time, shall be deposited in a separate account 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 amount from such separate account, to cover the cost of the project, shall be withdrawn in proportion to the project completion percentage.
6. That the amount from the separate account shall be withdrawn after obtaining a certificate from an engineer, an architect and a chartered accountant in practice certifying that the withdrawal is in proportion to the project completion percentage.
7. That Promoter shall get the account 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. It shall be verified during the audit that the amounts collected for a particular project have been utilized for the project. 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 approval if any 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/ unit as the case may be, on any grounds.

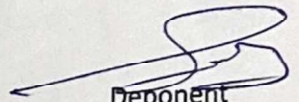


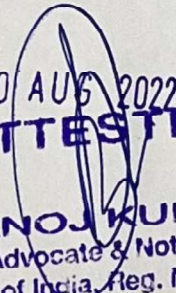

Deponent

Verification

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

Verified by me at Ghaziabad on this day of 12th Day of August 2022


Deponent

10 AUG 2022
ATTESTED

MANOJ KUMAR
Advocate & Notary
Govt. of India, Reg. No-9543