



INDIA NON JUDICIAL



IN-UP16728270148926W

Government of Uttar Pradesh

e-Stamp

W. 12th and 16th Streets

VIRENDRA SINGH
Lic No. - 54-UP16054604
Mob. No. - 9310048514

Certificate No.	:	IN-UP16728270148926W
Certificate Issued Date	:	19-Jul-2024 02:23 PM
Account Reference	:	NEWIMPACC (SV)/ up16054604
Unique Doc. Reference	:	SUBIN-UPUP1605460429992576
Purchased by	:	ARADHYAM BUILDERS
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	ARADHYAM BUILDERS
Second Party	:	Not Applicable
Stamp Duty Paid By	:	ARADHYAM BUILDERS
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)



Please write or type below this line



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vijay Kumar duly authorized by the promoter M/s Aradhyam Builders (Aradhyam Spa City Phase 1), of the proposed project vide their Board Resolution dated 17th May 2024;

I, Vijay Kumar duly authorized by the promoter of the proposed project 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 project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 03 years 03 months i.e. end date of the project 23/03/2027.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

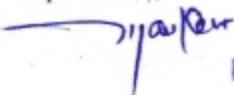
8. That promoter shall take all the pending approvals on time, from the competent authorities.

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 may be, on any grounds.

For ARADHYAM BUILDERS

Deponent



Partner

Verification

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

Verified by me at Ghaziabad on this 19th day of July 2024.

For ARADHYAM BUILDERS

Deponent



Partner



ATTESTED

P.K. SHARMA

Advocate

Notary Ghaziabad

No. 3082, dated 19/7/24

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of M/s Aradhyam Builders for project 'Aradhyam Spa City Phase 1', situated at Khasra no. 954 Dasna, Near AKG Engineering Collage Ghaziabad.

I, Vijay Kumar, Partner of M/s Aradhyam Builders, hereby solemnly undertake on behalf of M/s Aradhyam Builders as follows:

- 1) That as on date no booking, sale or advertisement has taken place in the Project 'Aradhyam Spa City Phase 1', developed under the name of M/s Aradhyam Builders.
- 2) That no other project is registered under RERA on the Khasra no. 954 Dasna, Near AKG Engineering Collage Ghaziabad, which is mentioned for the concerned project i.e., 'Aradhyam Spa City Phase 1'.

Verification

That the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed by me therefrom.

Verified by me on this 17th of May of year 2024.

Place: Ghaziabad

FOR ARADHYAM BUILDERS

Vijay Kumar
Partner
AUTHORIZED SIGNATORY

ATTESTED

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

30 MAY 2024