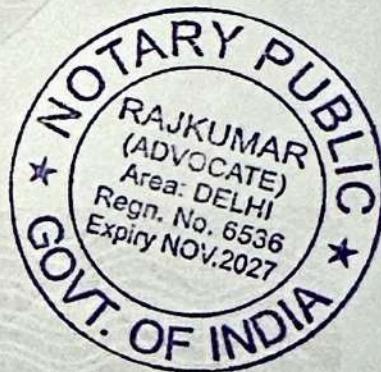
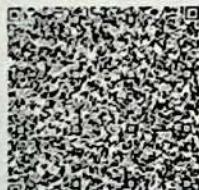


INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL78803973901826W
Certificate Issued Date : 25-Apr-2024 02:15 PM
Account Reference : IMPACC (IV) / dl1109803 / DELHI / DL-DLH
Unique Doc. Reference : SUBIN-DLL110980315826948343700W
Purchased by : ENVYRONS INFRASTRUCTURE PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : ENVYRONS INFRASTRUCTURE PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : ENVYRONS INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.) : 10 (Ten only)



Please write or type below this line

IN-DL78803973901826W

FORM 'B'

AFFIDAVIT CUM DECLARATION

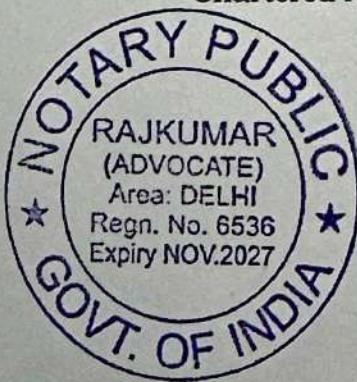
Affidavit cum Declaration of Mr. Navrang Kumar Mittal S/o Krishan Kumar Mittal R/o Plot No. J-94, 2nd Floor, Reserve Bank Enclave, Paschim Vihar, West Delhi, Delhi -110063 authorized signatory and Director of the promoter namely Envyrongs Infrastructure Pvt. Ltd. for the proposed project namely "VAASTU HOMES".

Stampless Alert

1. Authenticity of this Stampless certificate should be verified at www.stamplessalert.com or using e-Stampless Mobile App or Stock Holding Tax Application or the details on the Certificate and as available on the eStampless Mobile App renders if issued.
2. Disclaimer of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

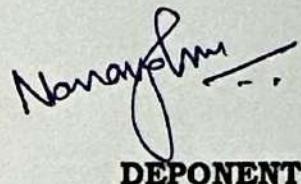
I, Navrang Kumar Mittal, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title of the land on which the development of the said project is proposed.
2. That the said project plot is not free from encumbrances as the Promoter is yet to clear the land dues to the Uttar Pradesh Avas Eevam Vikas Parishad, Ghaziabad in the prescribed manner as decided by the said Authority. However, it is pertinent to mention that the Promoter has duly paid approximately Rs. 22,64,83,904/- against the land dues and has taken the physical possession of the said project and has executed the sale/Lease deed in their favour.
3. That the time period within which the proposed project shall be completed by the Promoter is 5 years from the proposed date of starting of the project i.e., 01.01.2024 to 31.12.2028.
4. That 70% of the amounts realized by the Promoter for all the real estate projects from the allottees from time to time as per the payment plans shall be deposited in a separate bank account to be maintained in a scheduled bank to cover the cost of the construction and the cost of the land and shall be used only for that purpose.
5. That the amounts from the separate bank accounts 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 Bank 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 the Deponent 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 said project only and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the Promoter shall take all the pending approvals on time from the competent Authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of the allotment of any apartment, plot or building as the case may be, on any grounds.



Deponent

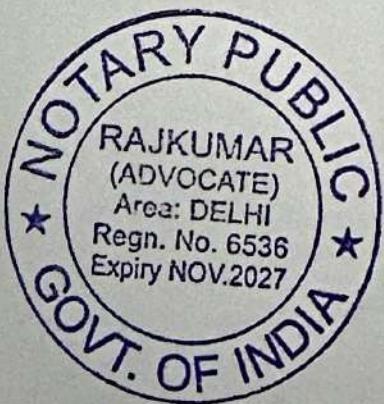
Verification

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

Verified on 27 day of May, 2024.



Deponent



ATTESTED
NOTARY PUBLIC
GOVT. OF INDIA

07 JUN 2024