

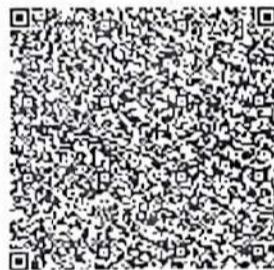
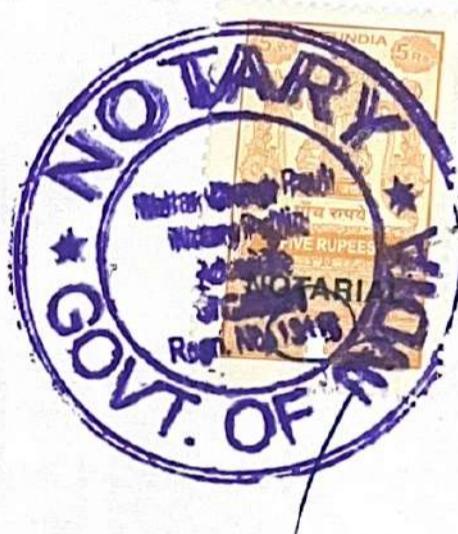
**INDIA NON JUDICIAL**

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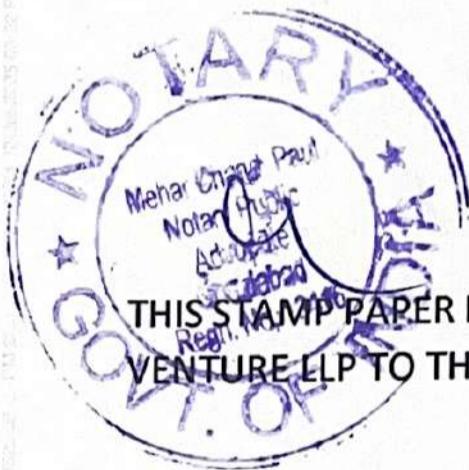
**Government of Uttar Pradesh****e-Stamp**

**Certificate No.** : IN-UP51639742389360X  
**Certificate Issued Date** : 22-Jul-2025 03:22 PM  
**Account Reference** : NEWIMPACC (SV)/ up14072304/ GHAZIABAD SADAR/ UP-GZB  
**Unique Doc. Reference** : SUBIN-UPUP1407230400950866687485X  
**Purchased by** : SRSD BUILDCON VENTURE LLP  
**Description of Document** : Article 4 Affidavit  
**Property Description** : Not Applicable  
**Consideration Price (Rs.)** :  
**First Party** : SRSD BUILDCON VENTURE LLP  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : SRSD BUILDCON VENTURE LLP  
**Stamp Duty Amount(Rs.)** : 10  
(Ten only)

अरविन्द सिंह लॉ नं०-१८६  
वॉ नं०-८३  
मैन गोट कलौ कनाउण्ड



Please write or type below this line



THIS STAMP PAPER FORMS AN INTEGRAL PART OF THE AFFIDAVIT GIVEN BY M/S SRSD BUILDCON VENTURE LLP TO THE REAL ESTATE REGULATORY AUTHORITY, UTTAR PRADESH (UP RERA).

**Statutory Alert:**

The authenticity of this Stamp certificate should be verified at [www.stampitstamp.com](http://www.stampitstamp.com) or using e-Stamp Mobile App of Stacel Holdings. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. In case of any discrepancy, please inform the Competent Authority.

FORM 'B'  
[See Rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anurag Aggarwal S/o Mool Chand Aggarwal R/o B-66, Ground Floor, Greater Kailash-1, New Delhi-110048 Authorised signatory of M/s SRSD Buildcon Venture LLP promoter of the proposed project/duly authorized by the promoter of the proposed project vide Resolution dated **30/05/2025**.

I, Anurag Aggarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter have 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 within which the project shall be completed by promoter is **30/06/2027**.
4. That seventy percent of the amounts realized by me/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 amount 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 the 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 had 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 be, on any grounds.



A handwritten signature in blue ink, appearing to read 'Anurag Aggarwal'.

11. That no other project registered under UP RERA on the same Khasra Numbers come under 1839, 1840 K, 1840 KHA, 1841, 1848, 1849, 1850, 1854, 1858, 1859, 1861, 1862, 1877 K, 1877 KHA, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893 at NH-24, Village Dasna Ghaziabad, Near Dasna Toll-Eastern Peripheral Expressway, Dist. Ghaziabad, UP

12. That promoter has a legal title to the land on which the development of the project is proposed.

13. That we have not made any Sales or received any advance on sales of plot under Khasra Numbers come under 1839, 1840 K, 1840 KHA, 1841, 1848, 1849, 1850, 1854, 1858, 1859, 1861, 1862, 1877 K, 1877 KHA, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893 at NH-24, Village Dasna Ghaziabad, Near Dasna Toll-Eastern Peripheral Expressway, Dist. Ghaziabad, UP



Deponent

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



Deponent

I declare that the pan card, Aadhar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted is correct. If any information, document including details of payment made as fee etc are found mislead or wrong the authority may reject the registration.



Deponent

ATTESTED  
MCH  
Mehar Chand Paul  
Advocate, Notary  
Registration NO. 13416