



INDIA NON JUDICIAL

Government of Uttar Pradesh



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e-Stamp

CC Name SHOBHA RAWAT  
CC Code UP14071604  
License No. 472  
Mail & District Ghaziabad  
Mobile No. 9818582282

₹100

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Certificate No. : IN-UP89353125783478X  
Certificate Issued Date : 16-Jun-2025 01:25 PM  
Account Reference : NEWIMPACC (SV)/ up14071604/ GHAZIABAD SADAR/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1407160476316983689072X  
Purchased by : VIKAS GAUTAM EXE ENG CD GZB 02  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : VIKAS GAUTAM EXE ENG CD GZB 02  
Second Party : Not Applicable  
Stamp Duty Paid By : VIKAS GAUTAM EXE ENG CD GZB 02  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



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Please write or type below this line

FORM - B

[SEE RULE 3 (4)]

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

PROJECT NAME: 170 Nos Plots in Sector-10, Siddharth Vihar Yojna, Ghaziabad  
Project Registration No. :

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vikas Gautam, Executive Engineer, CD Ghaziabad-02, UPAVP, Vasundhara, Ghaziabad duly authorised by the Promoter of the proposed project vide its authorization dated 16-June-2025

I Mr. Vikas Gautam, Executive Engineer, CD Ghaziabad-02, UPAVP, Vasundhara, Ghaziabad, duly authorized signatory of Promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That I Promoter have/ has a legal title to the land on which the development of the project is proposed and a possession letter regarding land of project handed over by ADM (LA) Ghaziabad in enclosed here with.

Cont..... 2

Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.



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 60 months.
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 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 only 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 I/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 has been in compliance with the proportion to the percentage of completion of the project.
8. That I / Promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / Promoter has/have furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That I / Promoter shall not discriminate against any allottee the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



### Verification

The contents 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 sixteenth day of July, 2025

Vikas Gautam EE CD Ghaziabad-02

**Deponent**

अधिशसी अभियन्ता  
उ०प्र० आवास एवं विकास परिषद  
निर्माण खण्ड गाजियाबाद-०२  
वसुन्धरा, गाजियाबाद

Vikas Gautam EE CD Ghaziabad-02

**Deponent**

अधिशसी अभियन्ता  
उ०प्र० आवास एवं विकास परिषद  
निर्माण खण्ड गाजियाबाद-०२  
वसुन्धरा, गाजियाबाद



**ATTESTED**

**RAGHU RAJ SINGH**  
NOTARY Noida, G B Nagar (U P.) India

16 JUN 2025