



INDIA NON JUDICIAL

Government of Uttar Pradesh

Name: JAI PRAKASH SINGH
License Number: 359
73, NRI Khand-4, Indrapuram,
Ghaziabad (U.P.)

e-Stamp

Certificate No.	: IN-UP29659820240287U
Certificate Issued Date	: 23-Feb-2022 06:52 PM
Account Reference	: NEWIMPACC (SV)/ up14075304/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407530450069865955506U
Purchased by	: SHADBOLT BUILDWORLD PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SHADBOLT BUILDWORLD PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: SHADBOLT BUILDWORLD PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



For Shadbolt Buildworld Pvt. Ltd.

Director

23 FEB 2022

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. **Satnam Singh Sachdeva** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 23/02/2022

I, Mr. **Satnam Singh Sachdeva** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **M/s SHADBOLT BUILDWORLD PRIVATE LIMITED** have / has a legal title to the land on which the development of the project is proposed **RIO Heights Private Limited** have/has a legal title to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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.

M/s SHADBOLT BUILDWORLD PRIVATE LIMITED(Plot No 3 SP-10 SiddharthViharYojna Ghaziabad 201009) 21-02-2022 TO 20-02-2027

4. That seventy per cent of the amounts realised **M/s SHADBOLT BUILDWORLD PRIVATE LIMITED** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 **M/s SHADBOLT BUILDWORLD PRIVATE LIMITED** 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



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For Shadbolt Buildworld Pvt. Ltd.

Director

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 **M/s SHADBOLT BUILDWORLD PRIVATE LIMITED** promoter shall take all the pending approvals on time, from the competent authorities.

9. That **M/s SHADBOLT BUILDWORLD PRIVATE LIMITED** promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That **M/s SHADBOLT BUILDWORLD PRIVATE LIMITED** 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 Shadbolt Buildworld Pvt. Ltd.

Deponent **Director**

For Shadbolt Buildworld Pvt. Ltd.

Director

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 on this day of 23/02/2022



ATTESTED

OM PRAKASH SINGH
Notary Ghaziabad

23 FEB 2022