



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

IN-UP020410333823975V
सिविल कोर्ट, गाजियाबाद
लाईसेन्स नं०-499
ACC No: UP14087504

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price

First Party

8 / 18

Second Party

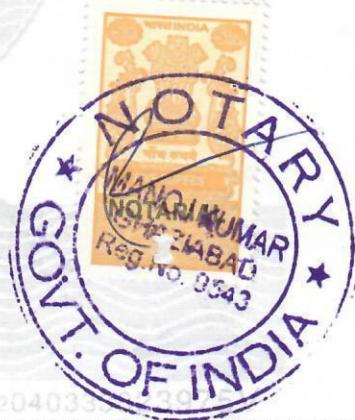
Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP02040333823975V
: 30-Aug-2023 04:56 PM
: NEWIMPACC (SV)/ up14087504/ GHAZIABAD SADAR/ UP-GZB
: SUBIN-UPUP1408750499655381155232V
: ASR REALTECH LIMITED
: Article 4 Affidavit
: Not Applicable
:
: ASR REALTECH LIMITED
: Not Applicable
: ASR REALTECH LIMITED
: 100
(One Hundred only)



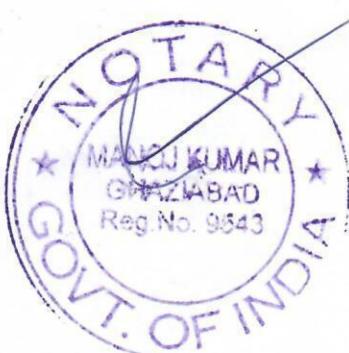
Please write or type below this line



IN-UF020403394392

For ASR REALTECH LIMITED

Director



30 AUG 2023

Statutory Alerts

1. 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.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sandeep Kumar S/o Late Shri M.P Gupta duly authorized by **ASR Realtech Limited**, promoter of the proposed project, vide their Board resolution dated **05-07-2023**.

I, 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 proposed project is proposed.

AND

a legally valid authentication of title of such land 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 the promoter is on or before **28-05-2026**.
4. That seventy percent of the amounts realized 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



30 AUG 2023

For ASR REALTECH LIMITED
Sandeep Kumar
Director

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 utilized 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.

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

For ASR REALTECH LIMITED
Sandeep Kumar

Deponent Director

Verification

30 AUG 2023

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

me at Delhi on 30 day of August 2023



ATTESTED
30 AUG 2023
MANOJ KUMAR
Advocate & Notary
Govt. of India

For ASR REALTECH LIMITED
Sandeep Kumar

Deponent Director