



INDIA NON JUDICIAL

IN-UP97436027135006W

Government of Uttar Pradesh

e-Stamp

Certificate No.

IN-UP97436027135006W

Certificate Issued Date

01-Jul-2024 03:13 PM

Account Reference

NEWIMPACC (SV)/ up14490004/ MURADABAD SADAR/ UP-MRD

Unique Doc. Reference

SUBIN-UPUP1449000491282726099384W

Purchased by

REGENCY GREENS MORADABAD

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

REGENCY GREENS MORADABAD

Second Party

AFEEF UR REHMAN SO MEHBOOB UR REHMAN

Stamp Duty Paid By

REGENCY GREENS MORADABAD

Stamp Duty Amount(Rs.)

100

(One Hundred only)



₹100

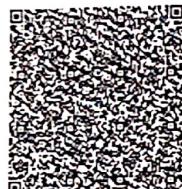
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Please write or type below this line

₹ 100



## Statutory Alert:

- The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://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.



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## 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

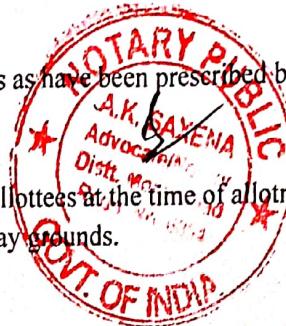
### AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Aseef Ur Rehman (Director / Authorized Signatory / promoter) of the proposed project "REGENCY GREEN".

I Aseef Ur Rehman duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:-

1. That promoter has legal title to the land on which the development of the project is proposed.
2. That the Plot no - 4 (539.64 SQ. MT.), 5 (539.80 SQ. MT.), 6 (539.90 SQ. MT.), 7 (539.80 SQ. MT.), and 8 (609.33 SQ. MT.) total 2768.47 SQ. MT. are mortgage in favor of V.C M.D.A. as per MDA (Moradabad Development Authority) policy and for this we had not taken any finance and rest project land is free from all encumbrances.
3. That the time period which the project shall be completed by promoter is 09 Jan 2028.
4. That 70% of amount realized by me / promoter for the real estate project from the Allottees, 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 amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of project.
6. That the amounts from separate account shall be withdrawn after it is certified by an engineer, an architect and a charted accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the promoter shall get the accounts audited within six months after the end of every financial year by a charted accountant in practice, and shall produce a statement of accounts duly certified and signed by such charted accountant and it shall be verified during the audit that the amount 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 Act.
10. That promoter shall not discriminate against any allottees at the time of 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 me there from.

Verify by me at Moradabad on this 01st date of July' 2024,

  
Deponent

ATTESTED

A.K. SAXENA  
Advocate/Notary  
Regd. No. 6442  
Moradabad

01/07/2024