



e-Stamp

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)



Please write or type below this line

Ashen



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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

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. Akshay Garg S/o Shri Krishan Swarup Garg R/o 128, East Model Town, Ghaziabad, U.P. Promoter. of the proposed project,

I, promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That I have/has a legal title to the land on which the development of the proposed project is to be carried out.

AND

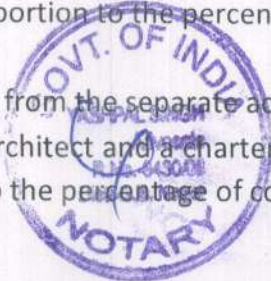
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

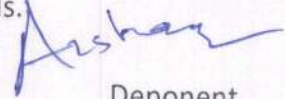
OR

The details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/ promoter is 31/5/2027
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/promoter shall get the accounts audited within six month 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 have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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.



Deponent

VERIFICATION

The contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me therefrom.


Deponent



ATTESTED

YASHPAL SINGH
NOTARY (NOIDA)
G. B. NAGAR

25 MAY 2023



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



₹100

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Certificate No.

: IN-UP15685183978429V

Certificate Issued Date

: 23-May-2023 04:49 PM

Account Reference

: NEWIMPACC (SV)/ up14046204/ GAUTAMBUDDH NAGAR 2/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1404620425928906440427V

Purchased by

: DEEPAK GARG

Description of Document

: Article 4 Affidavit

Property Description

: 128, EAST MODEL TOWN, GHAZIABAD U.P

Consideration Price (Rs.)

:

First Party

: DEEPAK GARG

Second Party

: Not Applicable

Stamp Duty Paid By

: DEEPAK GARG

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)



₹100

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IN-UP156851839



Statutory Alert:

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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. Deepak Garg S/o Shri Krishan Swarup Garg R/o 128, East Model Town, Ghaziabad, U.P. Promoter of the proposed project,

I, promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That I 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.

OR

The details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/ promoter is 31/5/2027
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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.



Deepak Garg

7. That I/promoter shall get the accounts audited within six month 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 have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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.

Deo Singh
Deponent

VERIFICATION

The contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Deo Singh
Deponent



ATTESTED
Yashpal Singh
YASHPAL SINGH
NOTARY (Noida)
G. P. NAGAR
25 MAY 2023



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



₹100

₹100 ₹100 ₹100

Certificate No. : IN-UP15683795009291V
Certificate Issued Date : 23-May-2023 04:48 PM
Account Reference : NEWIMPACC (SV)/ up14046204/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1404620425959217248333V
Purchased by : FASTECH DEVELOPERS LLP CARE OF S P AGARWAL
Description of Document : Article 4 Affidavit
Property Description : 9TH FLOOR, PRIDE COPORATE PARK, A-153, SEC-136, NOIDA U.P
Consideration Price (Rs.) :
First Party : FASTECH DEVELOPERS LLP CARE OF S P AGARWAL
Second Party : Not Applicable
Stamp Duty Paid By : FASTECH DEVELOPERS LLP CARE OF S P AGARWAL
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

[Handwritten Signature]



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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. Satya Prakash Agrawal son of Shri Ram Kumar R/o A-012, Ashiana Orchid, Gamma-2, Greater Noida, U.P. duly authorized by the promoter of the proposed Project, FASTECH DEVELOPERS LLP, a LLP incorporated under the Limited Liability Act, and having its registered office at 9th floor, A-153, Sector-136, Noida, vide its authorization dated 1/5/2023 of the proposed project,

I, promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That Mr. Deepak Garg & Mr. Akshay Garg have a legal title to the land on which the development of the proposed project is to be carried out.

AND

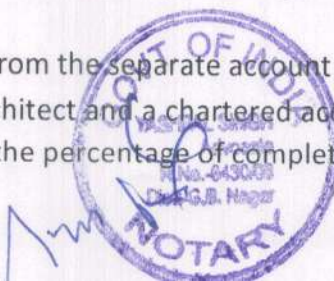
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

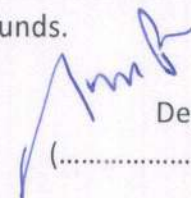
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Deponent
(.....)

VERIFICATION

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Deponent
(.....)



ATTESTED
YASHPAL SINGH
NOTARY (NOIDA)
G. B. NAGAR

25 MAY 2023