



सत्यमय जायते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.
Certificate Issued Date
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Property Description
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First Party
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NEWIMPACC (SV)/ up14046204/ GAUTAMBUDH NAGAR 2/ UP-GBN
SUBIN-UPUP1404620425944751593792V
AKSHAY GARG
Article 4 Affidavit
128, EAST MODEL TOWN, GHAZIABAD U.P
AKSHAY GARG
Not Applicable
AKSHAY GARG
100
(One Hundred only)



Please write or type below this line



Ashey



Statutory Alert:

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 discrepancy, one should contact the Stock Holder.

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

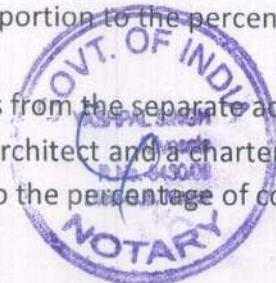
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 charted 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.

Defendant



ATTESTED
VASEPAL SINGH
NOTARY (NOIDA)
S. B. NAGAR

25 MAY 2023



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Government of Uttar Pradesh

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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
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.



Deep Mahi

7. That I/promoter shall get the accounts audited within six month 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 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.

DeeRaj
Deponent

VERIFICATION

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

DeeRaj
Deponent



ATTESTED

*YASHPAL SINGH
NOTARY (NOIDA)
S. S. NAGAR*

75 MAY 2023



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

A circular blue ink stamp with the text "Punjab State Library" around the perimeter and "Patiala" in the center. Handwritten in black ink across the stamp is the signature "J.S. Shagger".

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FASTECH DEVELOPERS LLP CARE OF S P AGARWAL
Article 4 Affidavit
9TH FLOOR, PRIDE COPORATE PARK, A-153, SEC-136, NOIDA U.P
FASTECH DEVELOPERS LLP CARE OF S P AGARWAL
Not Applicable
FASTECH DEVELOPERS LLP CARE OF S P AGARWAL
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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

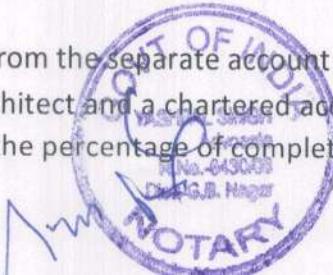
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

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Deponent

(.....)

VERIFICATION

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