



INDIA NON JUDICIAL



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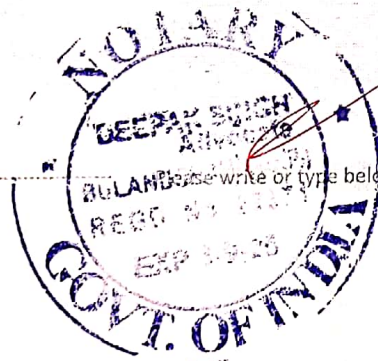
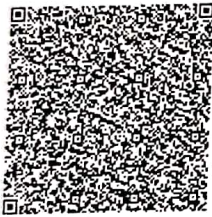
Government of Uttar Pradesh

e-Stamp



Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-UP41073468863363X
: 09-Jan-2025 01:20 PM
: NEWIMPACC (SV)/ up14849804/ BULANDSHAHR SADAK UP-BLS
: SUBIN-UPUP1484980479144607507714X
: BULANDSHAHR KHURJA DEVELOPMENT AUTHORITY
: Article 4 Affidavit
: Not Applicable
: BULANDSHAHR KHURJA DEVELOPMENT AUTHORITY
: Not Applicable
: BULANDSHAHR KHURJA DEVELOPMENT AUTHORITY
: 10
(Ten only)



write or type below this line

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./Ms./M/s BULANDSHAHR KHURJA DEVELOPMENT AUTHORITY through Manish Kumar (AE), Authorize promoter **Shopping Complex Ganga Nagar Bulandshahr** of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/this/their authorization dated 29.01.2025. I promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1- BULANDSHAHR KHURJA DEVELOPMENT AUTHORITY 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 for all encumbrances.
OR
Those details of encumbrances as per attachment including details of any rights, title, interest or name of any part in or over such land, along with details.
That the time period within which the project shall be completed by me/promoter is 10/09/2025.
- 3- That seventy percent of the amount 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 a 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 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 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 cast may be, on any grounds.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been cancelled by me thereabout.

Certified by me at on this day of 29.01.2025


Deponent

Declare that the pan card, Adhaar umber/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document 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.

ATTESTED
DEEPAK SINGH
Notary
Bulandshahr (U.P.)
03/04/25