



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 That the amounts from the Separate account, to cover the cost of the Project, Shall be withdrawn in Proportion to the percentage of completion of the Project.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 That the Amounts from the Separate Account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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.



Deponant
Deponent

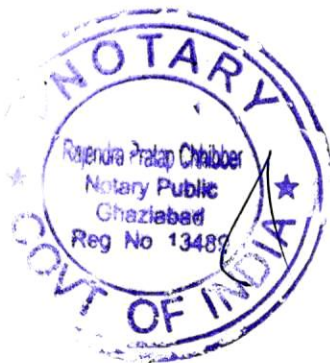
Verification

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

Verified by me at Ghaziabad on



Deponant
Deponent



ATTESTED

Rajendra Pratap Chhibber
Advocate & Notary Public
Regn. No.-13489

14 OCT 2025



INDIA NON JUDICIAL

Government of Uttar Pradesh

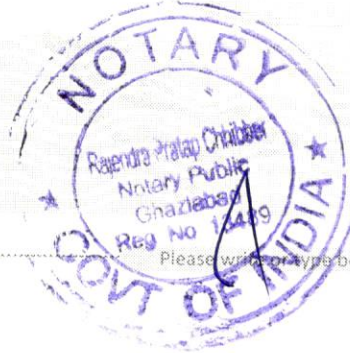


IN-UP64570399934012X

e-Stamp

Certificate No. : IN-UP64570399934012X
Certificate Issued Date : 25-Sep-2025 06:43 PM
Account Reference : NEWIMPACC (SV)/ up14089704/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1408970426526236907587X
Purchased by : Jai Ambey Estates Private Limited
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : Jai Ambey Estates Private Limited
Second Party : Not Applicable
Stamp Duty Paid By : Jai Ambey Estates Private Limited
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

Name of ACC : Neha Sharma
 ACC Code : UP14089704
 Licence No. : 527
 Tehsil & District : Ghaziabad

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of M/s Jai Ambey Estates Private Limited for Project "JAGDISHPURAM PHASE-2 GRAND HOMZ" situated at Khasra no 1207M, Noor Nagar, Raj Nagar Extension, Ghaziabad, Uttar Pradesh – 201017

I, Mr. Vivek Chanana, Director of M/s Jai Ambey Estates Private Limited hereby Solemnly undertake on Behalf of M/s Jai Ambey Estates Private Limited as follows:

- 1) That as on date no booking, sale or advertisement has taken place in the project "JAGDISHPURAM PHASE-2 GRAND HOMZ", developed under the name of M/s Jai Ambey Estates Private Limited.



Continued..2

- 2) That no other project is registered under RERA on the Khasra no 1207M, Noor Nagar, Raj Nagar Extension, Ghaziabad, Uttar Pradesh – 201017, which is mentioned for the concerned project i.e, "JAGDISHPURAM PHASE-2 GRAND HOMZ",



Shanana
DEPONENT

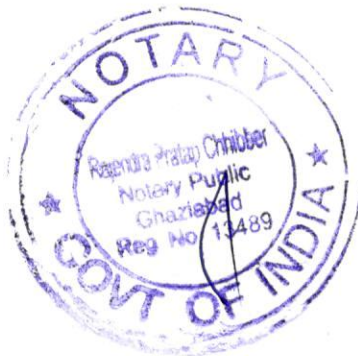
Verification

That the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed by me there from.

Verified by me at Ghaziabad on



Shanana
DEPONENT



ATTESTED

Rajendra Pratap Chhibber
Advocate & Notary Public
Regn. No.-13489

26 SEP 2025