

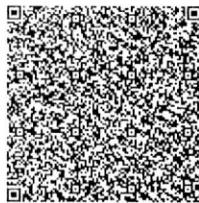


Government of Uttar Pradesh

## e-Stamp

Name of ACC : Neha Sharma  
ACC Code : UP14083704  
Licence No. : 527  
Tehsil & District : Ghaziabad

Certificate No.	: IN-UP68265310790822X	Licence No. 527 Tehsil & District: Ghaziabad
Certificate Issued Date	: 27-Sep-2025 03:34 PM	
Account Reference	: NEWIMPACC (SV)/ up14089704/ GHAZIABAD SADAR/ UP-GZB	
Unique Doc. Reference	: SUBIN-UPUP1408970433885587344084X	
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)	



Please write or type below this line



## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Vivek Chanana** duly authorized by the Promoter M/s **Jai Ambey Estates Private Limited**, of the Proposed Project vide their Board Resolution dated 25.08.2025

I, Mr. Vivek Chanana authorized by the Promoter of the Proposed Project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the Project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.05.2030.
4. That Seventy Per Cent of the amounts realized by 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.



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 That the amounts from the Separate account, to cover the cost of the Project, Shall be withdrawn in Proportion to the percentage of completion of the Project.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 That the Amounts from the Separate Account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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



*Deonarang*

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



*Deonarang*

Deponent



ATTESTED

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

14 OCT 2025



## INDIA NON JUDICIAL



IN-UP64570399934012X

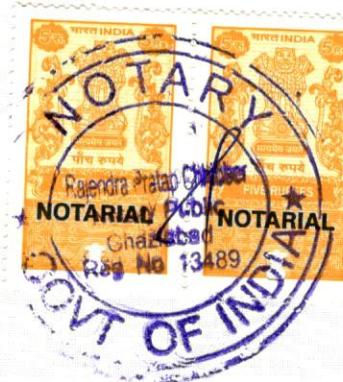
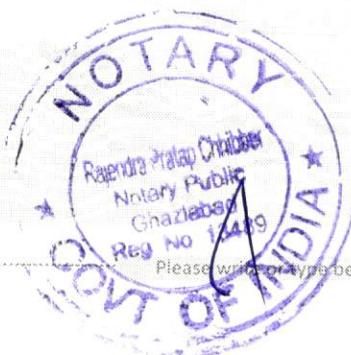
Government of Uttar Pradesh

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-UP64570399934012X  
: 25-Sep-2025 06:43 PM  
: NEWIMPACC (SV)/ up14089704/ GHAZIA  
: SUBIN-UPUP1408970426526236907587X  
: Jai Ambey Estates Private Limited  
: Article 4 Affidavit  
: Not Applicable  
:  
: Jai Ambey Estates Private Limited  
: Not Applicable  
: Jai Ambey Estates Private Limited  
:  
: 100  
(One Hundred only)

Name of ACC : Neha Sharma  
ACC Code : UP14089784  
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**.



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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

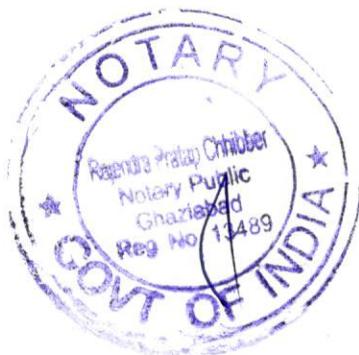
**Verification**

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