



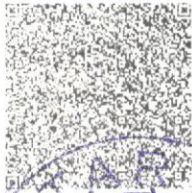
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 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
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21 JUN 2023

M/s NAKSHATR INFRA TECH LLP

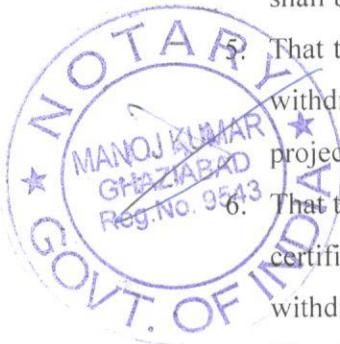
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Authorized Signatory

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Manish Panwar S/O Mr. Pradeep Panwar (Director of NAKSHATR INFRATECH LLP) of the project named AVS HIGH STREET of NAKSHATR INFRATECH LLP, having its registered office at P-52, Sector-23, Sanjay Nagar, Ghaziabad duly authorised by the promoter of the proposed project.

I Manish Panwar, the Director of NAKSHATR INFRATECH LLP do hereby solemnly declare, undertake and state as under:

1. That the promoter(s) of NAKSHATR INFRATECH LLP have obtained necessary statutory and regulatory approvals and are fully competent to develop the proposed project of AVS High Street. The extract of Khatauni and power of Attorney is enclosed herewith for the project land.
2. That there are no encumbrances, dues or pending litigation over the land which is proposed to be developed by the promoter(s).
3. That the project shall be completed within the timeline as mentioned by the Promoter(s) i.e 14.07.2026 (14th Day of July 2026) which shall be subject to the necessary statutory compliances.
4. That seventy per cent of the amounts realized by promoter(s) 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter(s) in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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(s) 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.



M/s NAKSHATR INFRATECH LLP

Manish Panwar
Authorised Signatory

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8. That the promoter(s) shall take all the pending approvals on time, from the competent authorities.
9. That the promoter(s) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter(s) 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.

M/s NAKSHATR INFRA TECH LLP

DEPONENT
Authorised Signatory

VERIFICATION

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

Verified by me at Ghaziabad on this 10th day of June 2023.

M/s NAKSHATR INFRA TECH LLP

DEPONENT
Authorised Signatory



ATTESTED

21 JUN 2023

MANOJ KUMAR
Advocate & Notary
Govt. of India