



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP52181407999753W

e-Stamp

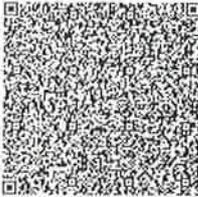
Signature:

Acc Name:-MOHD AMIR, ACC Code:-UP14004004

Acc Address:- Sub-Registrar, Noida, 9953682218

License No. 139/13-14, Tehsil & Disst.-G.B. Nagar,UP

Certificate No. : IN-UP52181407999753W
 Certificate Issued Date : 20-Aug-2024 11:56 AM
 Account Reference : NEWIMPACC (SV)/ up14004004/ GAUTAMBUDDH NAGAR 1/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400400401012118518151W
 Purchased by : NIVAS PROMOTERS PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : NIVAS PROMOTERS PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : NIVAS PROMOTERS PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



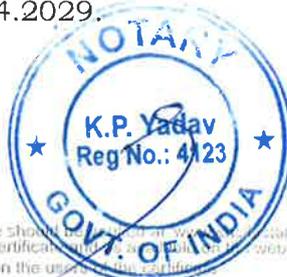
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FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of I, Shelendra Sharma S/o Bankey Lal Sharma R/o Plot No. 85, Sam Residency, Crossing Republic, Ghaziabad, Uttar Pradesh-201016 director of Nivas Promoters Private Limited, is the Promoter for the proposed project namely Renox Thrive, do hereby solemnly declare, undertake and state as follows:

1. That the Promoter has a legal title of the land on which the development of the said project is proposed.
2. That the said land is having Rs. 39,68,60,774/- amount pending against the land dues to be paid to GNIDA.
3. That the time period within which the proposed project shall be completed by the Promoter is 5 years from the proposed date of starting of the project i.e., 25.04.2024 to 24.04.2029.



NIVAS PROMOTERS PVT. LTD.

Director

Cautionary Alert:

1. The validity of this Stamp certificate should be verified by the user through the Stamp.com or using e-Stamp Mobile App of Stamp.com. Any discrepancy in the details on this Certificate should be reported to the Competent Authority. 2. The onus of checking the legitimacy is on the user. 3. In case of any discrepancy please inform the Competent Authority.

4. That 70% of the amounts realized by the Promoter for all the real estate projects from the allottees from time to time as per the payment plans shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of the construction and the cost of the land and shall be used only for that purpose.
5. That the amounts from the separate accounts 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 Deponent 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 said project only and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the Promoter shall take all the pending approvals on time from the competent Authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of the allotment of any apartment, plot or building as the case may be, on any grounds.

NIVAS PROMOTERS PVT. LTD.


Director
DEPONENT

Verification

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

Verified on 20th day of Aug, 2024.

NIVAS PROMOTERS PVT. LTD.


Director
DEPONENT



ATTESTED
K.P. YADAV
NOTARY PUBLIC
20 AUG 2024