



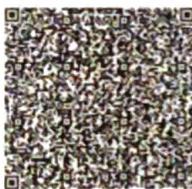
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

ACC. NAME -Sandeep Kumar Gupta
ACC Code -Up14076004
License No - 327. GHAZIABAD

Certificate No. : IN-UP86989529135628V
 Certificate Issued Date : 17-Apr-2023 04:34 PM
 Account Reference : NEWIMPACC (SV)/ up14076004/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1407600468336496331700V
 Purchased by : Rajvansh Infracon Pvt Ltd
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : Rajvansh Infracon Pvt Ltd
 Second Party : Not Applicable
 Stamp Duty Paid By : Rajvansh Infracon Pvt Ltd
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line



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. Pradeep Kumar Tyagi promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 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. That I have 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.

For Rajvansh Infracon Pvt. Ltd.

Director

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.unicstamp.com using e-Stamp Mobile App of State Govt. Any discrepancy in the details on this Certificate and as available on the website/ mobile app renders it invalid.
 2. The onus of checking the legitimacy is on the user of this certificate.
 In case of any discrepancy please inform the Competent Authority.

3. That the time period within which the project shall be completed by me in 36 months
4. That seventy per cent of the amounts realised 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 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 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 utilised 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 case may be, on any grounds.

For Rajvansh Infracon Pvt. Ltd.

 Deponent Director

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 on this day of 17 April 2023

For Rajvansh Infracon Pvt. Ltd.

 Deponent Director



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 ATTESTED
 PRAMOD KUMAR
 ADVOCATE & NOTARY
 GHAZIABAD (U.P) INDIA

18 APR 2023