



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP14499818601211X

e-Stamp

JULI GARG
Acc No.-UP14298604
MATHURA

Certificate No.	: IN-UP14499818601211X
Certificate Issued Date	: 28-Aug-2025 01:29 PM
Account Reference	: NEWIMPACC (SV)/ up14298604/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference	: SUBIN-UPUP1429860426498174289155X
Purchased by	: SUNCITY HI TECH PROJECTS PVT LTD
Description of Document	: Article 19 Certificate or other Document
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SUNCITY HI TECH PROJECTS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SUNCITY HI TECH PROJECTS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line



Statutory Alert:

Stamp certificate should be verified at www.shrestamp.com/ or using e-Stamp Mobile App of Stock Holding

FORM 'B'
[See rule 3(4)]
DECLARATION

Affidavit cum Declaration

Affidavit cum Declaration of M/s Suncity Hi-Tech Projects Private Limited (Promoter) of the proposed project "SUNCITY GOVIND SHARNAM 2" through its authorized signatory duly authorized by the Promoter of the proposed project, vide its authorization dated 28/2/25

I, ASHUTOSH SINGH duly authorized by M/s Suncity Hi-Tech Projects Private Limited, Promoter of the Proposed Project "SUNCITY GOVIND SHARNAM-2" do hereby solemnly declare, undertake and state as under:

1. That the land is owned by M/s Suncity Hi-Tech Projects Private Limited (Promoter) and has a legal title to the land on which the development of the project is proposed.
2. That the details of encumbrances including details of any rights, title, interest or name of any party in or over the project land admeasuring 2.72 Acres comprising of Khata No. 204, Khasra No. 393 situated at Mauja Chhatikara, Tehsil & District-Mathura, Uttar Pradesh are as under:

Land admeasuring 1509.66 square meter is mortgaged with Mathura Vrindavan Development Authority (MVDA). The detail of the land mortgaged with MVDA is as under:

S. No.	Plot No.	Area in Square Meter
1.	29	180
2.	30	144
3.	31	144
4.	32	144
5.	33	144
6.	34	144
7.	35	144
8.	36	144
9.	37	144
10.	38	144
	Total	1509.66




3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is *Suncity/Hi Tech Projects Pvt Ltd IN 3-YRS*

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.

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 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 Real Estate (Regulation and Development) Act, 2016.

10. That the promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

A. Singh
Deponent

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 MATHURA on this 28 Aug day of 2025

A. Singh
Deponent



The Contents of the affidavit/documents
read over and explained to Shri.....
who is identified by Shri.....
as oath attested today on.....
Sr. No.....
has been registered at my Office and
Charged fees Rs.....

Rajendra Kumar Vasistha
Advocate
Notary Public, Mathura

श्री/श्रीमती 28/8/25
द्वारा मेरे समक्ष प्रस्तुत किये गये दस्तावेजों/साक्ष्यों
आधार पर प्रमाणित किया गया।

हस्ताक्षर प्रमाणितकर्ता