



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP20211187051291S
Certificate Issued Date	: 31-Dec-2020 08:03 PM
Account Reference	: NEWIMPACC (SV)/ up14005404/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400540433533894704673S
Purchased by	: BIJENDRA KUMAR GUPTA
Description of Document	: Article 19 Certificate or other Document
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: BIJENDRA KUMAR GUPTA
Second Party	: Not Applicable
Stamp Duty Paid By	: BIJENDRA KUMAR GUPTA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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This stamp paper forms an integral part of Affidavit cum Declaration in regard to proposed project (Nivala Estate phase - I) at GH-04, Tech Zone-4, Greater Noida (West) on behalf of Nivala Infotech Limited.



16 FEB 2021

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bijendra Kumar Gupta S/o Bisheshwer Nath Gupta, Director of M/s Nirala Infratech Private Limited, (hereinafter referred as "Promoter"), duly authorized by the promoter of proposed project (Nirala Estate Phase-IV) at GH-04, Tech Zone-4, Greater Noida (West), vide its authorization dated 8th January, 2021.

I, Mr. Bijendra Kumar Gupta duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the above project is free from all encumbrances.
3. That the time period within which the project (Phase-IV of Nirala Estate) shall be completed by me/promoter is 24.12.2026.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.



16 FEB 2021

A handwritten signature in blue ink, appearing to be "Bijendra Kumar Gupta", written over a horizontal line.

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.



Deponent

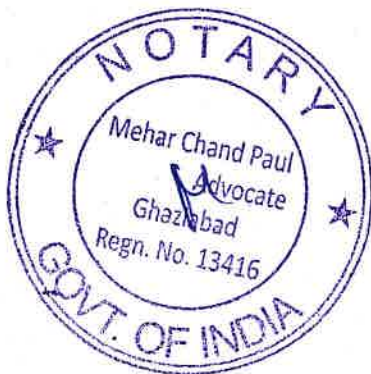
Verification

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 Noida on this 16 day of Feb 2021.



Deponent



ATTESTED
Mehar Chand Paul
Advocate Notary
Registration No. 13416

16 FEB 2021