



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

MADHU SHARMA

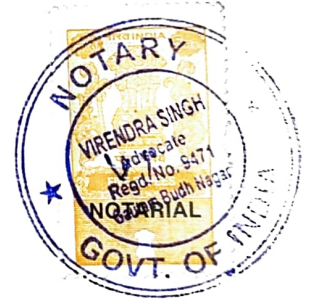
Regd. No-395

Ghazlabad

9717374001,9810918061

e-Stamp

Certificate No.	: IN-UP58003568353199U
Certificate Issued Date	: 01-Aug-2022 04:10 PM
Account Reference	: NEWIMPACC (SV)/ up14091804/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1409180408270926422991U
Purchased by	: VRINDA HOMES PVT LTD
Description of Document	: Article 19 Certificate or other Document
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: VRINDA HOMES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: VRINDA HOMES PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line



VRINDA HOMES PVT. LTD.

[Signature]
Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shreefintech.com or using e-Stamp Mobile App or Mock Helpline. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The responsibility of checking the authenticity is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM 'B'
[See rule3(4)]

**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. Vallabh Singhal promoter of the proposed project / duly authorized by Vrinda Homes Private Limited the promoter of the proposed project, vide its authorization dated: 02.12.2022

I, Vallabh Singhal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is Proposed OR 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 said land is free from all encumbrances .
3. That the time period within which the project shall be completed by me is 31.12.2027
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 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 promoter shall take all the pending approvals on time, from the competent authorities.
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.



IN-UP58003568353199U

VRINDA HOMES PVT. LTD.
OSingh
Director
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 on 2nd December, 2022

VRINDA HOMES PVT. LTD.
OSingh
Director
Deponent



ATTESTED
✓
VIRENDRA SINGH
Advocate (Notary)
Distt. Guatam Budh Nagar

02 DEC 2022