



सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL77967385462629T
Certificate Issued Date	: 17-May-2021 07:49 AM
Account Reference	: IMPACC (IV)/ dl1027503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL102750355180643136735T
Purchased by	: Wondrous Buildmart Private Limited
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Wondrous Buildmart Private Limited
Second Party	: Not Applicable
Stamp Duty Paid By	: Wondrous Buildmart Private Limited
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



.....Please write or type below this line.....

**FORM-B**  
[see rule 3(4)]

### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sujeet Tripathi, Director duly authorised by Wondrous Buildmart Private Limited ("Promoter") having its registered office at Plot No. 1B, 6th Floor, Ace Studio, Sector 126, of the proposed project namely 'Eldeco Live by the Greens Phase II'

For Wondrous Buildmart Private Limited

Statutory Alert

Director

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. 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 users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

at SC-02/A9, Sector 150, Dist. Gautam Budha Nagar, Noida, Uttar Pradesh (Project ) vide its authorization dated 24<sup>th</sup> May, 2021:

I, Sujeet Tripathi Son of Shri Shayam Narayan Tripathi aged 50 years R/o 66 B E-4, MIG Sector 82, Gautam Budha Nagar Noida, Uttar Pradesh-201301 duly authorized by Wondrous Buildmart Private Limited ('Promoter') do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the Project Land on which the development of the project is proposed.
2. That the Project Land and receivables therefrom has been mortgaged in favour of Vistra ITCL (India) Ltd. for the purpose of raising Project finance.
3. That the time period within which the Project or phase I thereof, as the case may be, shall be completed by Promoter is 31<sup>st</sup> December, 2026.
4. That seventy per cent of the amount realised by Promoter for the 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 only 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 specified 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, building, as the case may be, on any grounds.

Deponent

Director

#### Verification

I, Sujeet Tripathi Son of Shri Shayam Narayan Tripathi aged 50 R/o 66 B E-4, MIG Sector 82, Gautam Budha Nagar, Noida, Uttar Pradesh-201301 do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Delhi on this 25<sup>th</sup> day of May, 2021.

Deponent

Director