



Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP45923236128883X
 Certificate Issued Date : 17-Mar-2025 03:02 PM
 Account Reference : NEWIMPACC (SV)/ up14719404/ MURADABAD SADAR/ UP-MRD
 Unique Doc. Reference : SUBIN-UPUP1471940489061913308742X
 Purchased by : NISCHAY HOUSING PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : NISCHAY HOUSING PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : NISCHAY HOUSING PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

Nischay Housing Private Ltd.
 Authorized Signatory



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.e-stamp.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.

FORM "B"
(See Rule 3 (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. **Kamal Sharma** Authorized Signatory of Promoter Nischay Housing Private Limited of the proposed project "**GULMOHAR PARK**".

I **Kamal Sharma**, authorized signatory of the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That promoter has legal title to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances however as per the procedure of Moradabad Development Authority below plots are kept as mortgage.

Please find the details of mortgage plots below:

Details of Mortgaged Residential Plots			
Type-1 (51 - 150 Sqm)		Type-2 (151 - 300 Sqm)	
Plot No. as per Layout	Total Area (Sqm)	Plot No. as per Layout	Total Area (Sqm)
M2	149.80	D1	300.13
M3	149.80	D2	300.13
M4	149.80	D3	300.13
M5	149.80	D4	300.13
M6	149.80	M1	188.61
M7	149.80	M16	188.61
M8	149.80	N1	210.13
M9	149.80	N2	210.13
M10	149.80	N3	210.13

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M11	149.80	N4	210.13
M12	149.80	N5	210.13
M13	149.80	N6	210.13
M14	149.80	N7	210.13
M15	149.80	P5	210.13
J2	149.80	P6	210.13
J3	149.80	P7	210.13
J4	149.80	P8	210.13
J5	149.80	P9	210.13
J6	149.80	P10	210.13
J7	149.80	P11	210.13
J8	149.80	P12	259.43
J9	149.80	P12A	210.13
J10	149.80	P14	210.13
J11	149.80	P15	210.13
J1	126.67	O1	261.91
I1	147.30	O8	261.91
Total Sqm	3869.17	O2	265.05
		O3	265.05
		O4	265.05
		O5	257.6
		O6	261.26
		O7	264.5
		I28	201.44
		I2	165.8
		I3	165.8
		I26	165.8
		I27	165.8
		J12	162.54
		K1	186.81
		K2	152.06
		K3	152.68
		K4	153.62
		K5	153.93
		K6	154.54
		K7	155.16
		K8	155.79
		Total Sqm	5283.92

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Details of Mortgaged Commercial Plots			
ODD (133 - 189)		Type 1 (96 Sqm)	
Plot No. as per Layout	Total Area (Sqm)	Plot No. as per Layout	Total Area (Sqm)
T12A	133.45	T14	96
T18	188.99	T15	96
Total Sqm	322.44	T16	96
		T17	96
		U12	96.43
		U10	96
		Total Sqm	576.43

Type 3 (154 Sqm)	
Plot No. as per Layout	Total Area (Sqm)
U11	154

Sector Shopping - 03	
Plot No. as per Layout	Total Area (Sqm)
Plot for Sector Shopping - 03	308.69

Convenience Shop - 02	
Plot No. as per Layout	Total Area (Sqm)
Plot for Convenience Shop - 02	49.82



Details of Area freeze against EWS and LIG	
Type 1 (51 - 150 Sqm) Plot size (17.1*8.76)	
Nos of Plots	Total Area (Sqm)
35	5220.34
Type 2 (151 - 300 Sqm)	
Nos of Plots	Total Area (Sqm)
64	12238.58

Details of freeze commercial Plots against EWS and LIG	
Type 1 (96 Sqm) Plot size (6.00*16.00)	
Nos of Plots	Total Area (Sqm)
16	1536.00

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Type 2 (124 Sqm) Plot Size (16.00*7.78)	
Nos of Plots	Total Area (Sqm)
2	248.96

Type 2 (154 Sqm) Plot Size (9.625*16.00)	
Nos of Plots	Total Area (Sqm)
1	154

3. That the time period which the project shall be completed by promoter is 24.07.2029.
4. That 70% of amount realized by me / promoter for the real estate project from the Allottees, 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 amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of project.
6. That the amounts from 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 amount collected for a particulars 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.



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9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under Act.

10. That promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building as the case may be on any grounds.

Nischay Housing Private Ltd.
[Signature]
Authorized Signatory
Deponent

Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at Moradabad on this 17th date of March' 2025,



Nischay Housing Private Ltd.
[Signature]
Authorized Signatory
Deponent

Solemnly affirmed before me by Sri/Smt./Km.....
deponent who is identified s/smt./Km.....
Clerk of s/smt./Km.....
I have satisfied my self after examining the depo-
ment that he/she under stood the contents of
the affidavit and the same has been read over
and explained by me Recd. Rs.....as fees
SI. No.....

Kamal Sharma

[Signature]
SHAILENDRA SINGH
Regd. No. 62(45) 2011
NOTARY PUBLIC
Moradabad