INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

ACC Name:- MOHIT SHARMA, Licence No-427
ACC Code:- UP14079904, Ghaziabad (U.P.)
Mobile No-9210651013 Sign.

Certificate No.	:	**IN-UP88680018612835V**
Certificate Issued Date	:	19-Apr-2023 12:56 PM
Account Reference	:	NEWIMPACC (SV)/ up14079904/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	:	SUBIN-UPUP1407990471756688652346V
Purchased by	:	ARUN KUMAR AGGARWAL
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	ARUN KUMA AGGARWAL
Second Party	:	Not Applicable
Stamp Duty Paid By	:	ARUN KUMA AGGARWAL
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

सत्यमेव जयते

NOTARIAL
VEDPAL SINGH
Advocate & Notary
Reg. No-1960
Ghaziabad (U.P.)
GOVT. OF INDIA

₹100

IN-UP88680018612835V

Please write or type below this line

NOTARY
VEDPAL SINGH
Advocate & Notary
Reg. No-1960
Ghaziabad (U.P.)
GOVT. OF INDIA

19 APR 2023

For ROCKFORT DEVELOPERS PVT. LTD.

DIRECTOR

Statutory Alert:

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.

E Stamp Certificate No.IN-UP88680018612835V

FORM B
[SEE RULE 3(4)]
Affidavit Cum Declaration

Affidavit cum Declaration of Arun Kumar Aggarwal Director, ROCKFORT DEVELOPERS PVT LTD having its registered office at 106, SASCO BHAWAN, AZADPUR COMMERCIAL COMPLEX, AZADPUR DELHI-110033 hereinafter as the promoter of the proposed project

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

1. That I /promoter have/has a legal title to the land on which the development of the project is proposed or
   Rockfort Developers Pvt Ltd have/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 the project shall be completed by me/promoter is 60 months.
4. That seventy percent of the amount realized 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 amount 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 amount form the separate account shall be withdrawn after it is certified by and engineers, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountants in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and is shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That I/promoter shall not discriminate against any allottee at the time of any apartment, plot or building, as the case me be, on any grounds.

For ROCKFORT DEVELOPERS PVT. LTD.

DEPONENT DIRECTOR

VERIFICATION
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

ATTESTED
19/04/2023
VEDPAL SINGH
Advocate & Notary
Ghaziabad (U.P.) India
19 APR 2023

For ROCKFORT DEVELOPERS PVT. LTD.
DEPONENT
DIRECTOR

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

ACC Name:- MOHIT SHARMA, License No-427
ACC Code:- UP14079904, Ghaziabad (U.P.)
Mobile No-9210651013 Sign:

Certificate No.	:	**IN-UP88672658537202V**
Certificate Issued Date	:	19-Apr-2023 12:54 PM
Account Reference	:	NEWIMPACC (SV)/ up14079904/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	:	SUBIN-UPUP1407990471743155954832V
Purchased by	:	ARUN KUMAR AGGARWAL
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	ARUN KUMAR AGGARWAL
Second Party	:	Not Applicable
Stamp Duty Paid By	:	ARUN KUMAR AGGARWAL
Stamp Duty Amount(Rs.)	:	10 (Ten only)

सत्यमेव जयते

NOTARIAL

NOTARY VEDPAL SINGH Advocate Reg. No. Ghaziabad (U.P.) GOVT. OF INDIA

Please write or type below this line

NOTARY VEDPAL SINGH Advocate Reg. No. Ghaziabad (U.P.) GOVT. OF INDIA

19 APR 2023

For ROCKFORT DEVELOPERS PVT. LTD.

DIRECTOR

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3. In case of any discrepancy please inform the Competent Authority.

E Stamp Certificate No.IN-UP88672658537202V

Affidavit Cum Declaration

Affidavit cum Declaration of Arun Kumar Aggarwal Director Rockfort Developers Pvt Ltd having its registered office at 106, Sasco Bhawan, Azadpur Commercial Complex Azadpur, delhi-110033 hereinafter to as the promoter of the proposed project.

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

1. That I /promoter have/has a legal title to the land on which the development of the project is proposed
   or
   Rockfort Developers Pvt Ltd have/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 no booking/sales has been done on the project.
3. That no project has been registered in RERA on the area of 6578 square meter of Khasra No. 1174(P).

For ROCKFORT DEVELOPERS PVT. LTD.

DEPONENT DIRECTOR

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

NOTARY VEDPAL SINGH Advocate & Notary Raj Nagar SAO Ghaziabad (U.P.) GOVT. OF INDIA

DEPONENT

For ROCKFORT DEVELOPERS PVT. LTD.

DIRECTOR

ATTESTED

19/04/2023

VEDPAL SINGH
Advocate & Notary
Ghaziabad (U.P.) India

19 APR 2023