



INDIA NON JUDICIAL



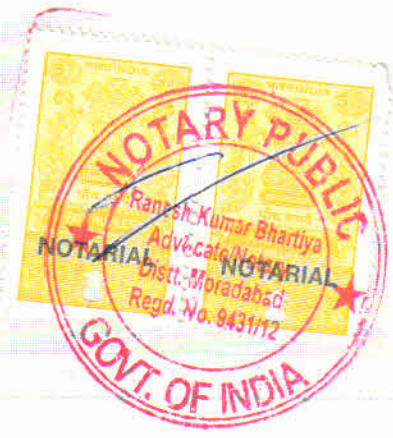
IN-UP39714037975904X

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP39714037975904X
 Certificate Issued Date : 15-Jul-2025 07:15 PM
 Account Reference : NEWIMPACC (SV)/ up14718504/ MURADABAD SADAR/ UP-MRD
 Unique Doc. Reference : SUBIN-UPUP1471850477133139424205X
 Purchased by : MS SARA ENCLAVE THR PARTNERS DHEERAJ KHURANA ND OT
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : MS SARA ENCLAVE THR PARTNERS DHEERAJ KHURANA ND OT
 Second Party : Not Applicable
 Stamp Duty Paid By : MS SARA ENCLAVE THR PARTNERS DHEERAJ KHURANA ND OT
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line

[Handwritten Signature]



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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.

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FORM 'B'
[Seerule3 (4)]

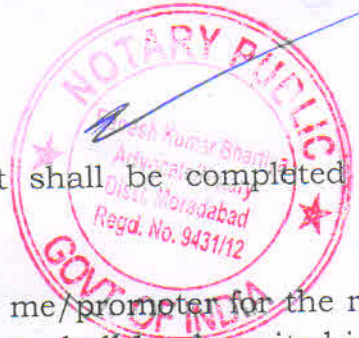
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr.Dheeraj Khurana duly authorized by the Sara Enclave (promoter) of the proposed project "Sara Enclave".

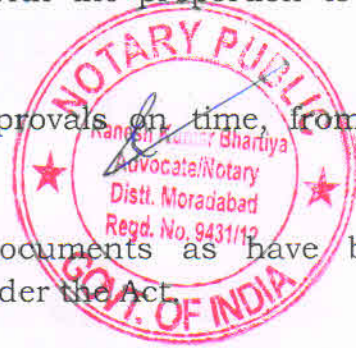
I,Mr.Dheeraj Khurana duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.12.2027.
4. That seventy per cent of the amounts 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 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.



(Handwritten signature)

6. That the amounts from the separate accounts 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.
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.



[Signature]
Deponent

Verification

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

Verified by me at Moradabad on 13.07.2025.

[Signature]
Deponent

DHEERAJ KHAURANA
15/7/25

I have examined the contents of the affidavit and explained the contents to the deponent who is identified to me by the Clerk of court. I have satisfied myself that he / she understands the contents of the affidavit and explained the contents to the deponent who is identified to me by the Clerk of court. I have explained the contents of the affidavit to the deponent who is identified to me by the Clerk of court. I have explained the contents of the affidavit to the deponent who is identified to me by the Clerk of court.

Rakesh Kumar Bhartiya
Advocate/Notary
Regd. No. 9431/12
Distt. Moradabad