



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Acc Name-Mohit Aggarwal, Licence No.-408
Acc Code - UP14076104, Ghaziabad, (U.P.)
Mobile No-9811779165, Sign.....

Certificate No. : IN-UP86125614529852T
Certificate Issued Date : 30-Dec-2021 01:00 PM
Account Reference : NEWIMPACC (SV)/ up14076104/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407610462801275084490T
Purchased by : ANSAL HOUSING LIMITED
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : ANSAL HOUSING LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : ANSAL HOUSING LIMITED
Stamp Duty Amount(Rs.) : 10
(Ten only)



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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Kushagr Ansal S/o Late Shri Deepak Ansal R/o Villa B, 6 Dr. APJ Abdul Kamal Road, New Delhi-110011, Wholetime Director and CEO of M/s Ansal Housing Limited, Promoter of the New Project "TOWN CENTER" duly authorized by the promoter of the proposed project vide its authorization dated 10.02.2020.

Kushagr Ansal



28 FEB 2022

I, Kushagr Ansal authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land title is in favour of M/s ANSAL HOUSING LIMITED (formerly known as Ansal Housing & Construction Limited) through registered sale deeds. The project "**TOWN CENTER**", at **Ansal Town, Village Jatauli, Roshanpur Dorli, at Meerut** which is a commercial Project, is being developed by M/s Ansal Housing Limited.
2. That there is no encumbrance in favour of M/s.Suraksha Asset Reconstruction Limited on the said Project.
3. That the time period within which the project shall be completed by the promoter is from 01.11.2021 to 31.10.2026.
4. That seventy per cent of the amounts realized 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 month 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 have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder and shall furnish any other further documents as and when directed by the authority.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Kushagr Ansal
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 Ghaziabad on this on 31 December 2021.

Kushagr Ansal
DEPONENT



ATTESTED
[Signature]
OM PRAKASH SINGH
Notary, Ghaziabad