INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP47602348803493X

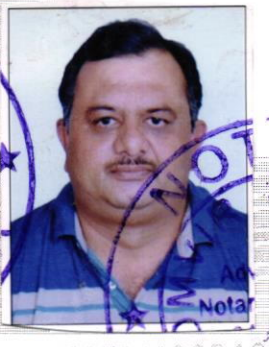
e-Stamp

Certificate No.	:	**IN-UP47602348803493X**
Certificate Issued Date	:	17-Nov-2025 04:25 PM
Account Reference	:	NEWIMPACC (SV)/ up14264604/ MEERUT SADAR/ UP-MRT
Unique Doc. Reference	:	SUBIN-UPUP142646049200043279681 9X
Purchased by	:	INDUS VALLEY PROMOTERS LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	INDUS VALLEY PROMOTERS LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	INDUS VALLEY PROMOTERS LTD
Stamp Duty Amount(Rs.)	:	10 (Ten only)

DEEPAK KUMAR UPECOL-UP14264604

NOTARY OMVIR SHARMA Adv. Meerut Notary Regn.No. 3481/2012 GOVT. OF INDIA

NOTARIAL NOTARIAL



FORM 'B'

Please write or type below this line

{See RULE3(4)

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROPMOTER OR ANY PERSON AUTHORISED BY THE PROMOTERS

Affidavit cum Declaration

Affidavit cum declaration of M/s Indus Valley Promoters Ltd., promoters of the proposed project through its authorized signatory, do hereby solemnly declare, undertake and state as under:

1. That We, promoter have a legal title to the land on which the development of the project "INDUS CENTRAL", Meerut is proposed and a legally valid authentication of title of such land. The details of land are uploaded.
2. That the said land is free from all encumbrances.
3. That the time period within which the project is proposed for completion on or before **11.11.2030**
4. That seventy percent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall de 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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 We, 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 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 incompliance with the proportion to the percentage of completion of the project.
8. That We, promoter shall take all the pending approvals on time, from the competent authorities.
9. That We promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we 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.

(Deponent)

VERIFICATION

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verified by me at Meerut on this 17th, day of November, 2025

ATTESTED 18/11/25

OMVIR SHARMA (Advocate)
NOTARY Meerut

(Deponent)

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.

INDUS VALLEY PROMOTERS LTD INDUS VALLEY PROMOTERS LTD INDUS VALLEY PROMOTERS LTD INDUS VALLEY PROMOTERS LTD INDUS VALLEY PROMOTERS LTD INDUS VALLEY PROMOTERS LTD INDUS VALLEY PROMOTERS LTD INDUS VALLEY PROMOTERS LTD

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Certificate No.	:	IN-UP47599998233491X
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Stamp Duty Amount(Rs.)	:	10 (Ten only)

Please write or type below this line

AFFIDAVIT

UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY
KALA KANKAR HOUSE, OLD HYDERABAD
LUCKNOW-226007

AFIDAVIT/DECLARATION FOR BOOKING & SALES WITH STATUS OF part of Khasra No. 546 & 547 situated at Village Roshanpur Dorli, Roorkee Road, Tehsil Sardhana, Distt. Meerut) of the Project – **"INDUS CENTRAL"**

I Deepak Sharma S/o Late Sh. I.S. Sharma R/o V & P – Phaphunda, Distt Meerut, the authorized signatory of the promoters (M/s Indus Valley Promoters Limited) do hereby solemnly affirm and declare, undertake state as under:

1. That there are no booking or sales in the project **Indus Central**, till date of this affidavit.

2. That it is confirmed and declared that there is no other project registered with RERA on the land of Khasra No. 546 & 547 situated at Village Roshanpur Dorli, Pargana Daurala, Tehsil Sardhana, Roorkee Road, Distt. Meerut

Verification **(Deponent)**

The contents of my above affidavit cum declaration are true and nothing material has been concealed by me therefrom. Verified at Meerut on this 17th day of November, 2025.

(Deponent)

ATTESTED
18/11/25
OMVIR SHARMA (Advocate)
NOTARY Meerut

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