



INDIA NON JUDICIAL



IN-UP62093646957771W

Government of Uttar Pradesh

e-Stamp

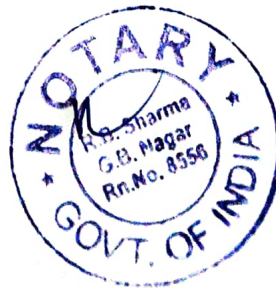


Certificate No. : IN-UP62093646957771W
 Certificate Issued Date : 15-Nov-2024 12:06 PM
 Account Reference : NEWIMPACC (SV)/ up14016304/ GAUTAMBUDDH NAGAR 1/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1401630420972854805552W
 Purchased by : ARPIT BANSAL
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : ARPIT BANSAL
 Second Party : Not Applicable
 Stamp Duty Paid By : ARPIT BANSAL
 Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)



For Sea Breeze Villas Pvt.Ltd

Arpit
Director



Statutory Alert

1. The authenticity of the e-stamp certificate can be verified at www.e-stampsonline.com or using the Stamp Mobile App or through the e-stamp certificate verification portal available on the website of the Registrar of Companies, Uttar Pradesh.

2. The e-stamp certificate is valid only for the purpose of filing of the documents with the Registrar of Companies, Uttar Pradesh.

FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of **Sea Breeze Villas Private Limited**, through its Director and authorised signatory **Mr. Arpit Bansal** promoter of the project named "**La Wisteria**".

I, **Mr. Arpit Bansal** Age 38 years, Adult, Occupation Business, residing at B20, Sector- 30 ,Noida, Uttar Pradesh, Pin 201301 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title report to the land on which the development of the project is proposed.

OR

have/has a legal title Report 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 project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 21/02/2029

(4) That seventy per cent of the amounts realised 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 shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017:

(6) That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.



For Sea Breeze Villas Pvt.Ltd

Arpit
Director

(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

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

(10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on Dated 15/11/2024

For Sea Breeze Villas 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.

For Sea Breeze Villas Pvt.Ltd

Verified by me at on Dated 15/11/2024


Director


Deponent

For Sea Breeze Villas Pvt.Ltd


Director



ATTESTED


RAMBIR SHARMA
Advocate Notary
(G B Nagar)

15 NOV 2024