INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP96935601769919Y

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नमन शुक्ला
लाईसेन्स नं०-557
राजनगर एक्सटेंशन, गाजियाबाद
मो० नं०- 7827212624

Certificate No.	:	IN-UP96935601769919Y
Certificate Issued Date	:	02-Jun-2026 03:23 PM
Account Reference	:	NEWIMPACC (SV)/ up14096504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	:	SUBIN-UPUP14096504882651031943 45Y
Purchased by	:	HIMANSHU CHAUHAN
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	HIMANSHU CHAUHAN
Second Party	:	Not Applicable
Stamp Duty Paid By	:	HIMANSHU CHAUHAN
Stamp Duty Amount(Rs.)	:	500 (Five Hundred only)

NOTARY Shashi Kant Advocate Reg. No 1557 Ghaziabad NOTARIAL GOVT. OF INDIA

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Please write or type below this line

NOTARY Shashi Kant Advocate Reg. No 1557 Ghaziabad GOVT. OF INDIA

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. HIMANSHU CHAUHAN** authorized person of **ENDOVELICUS DEVELOPERS**, promoter of the project named **" THE DELMAR ",**

I, **Mr. HIMANSHU CHAUHAN** son of **Mr. JAIPAL SINGH**, major of age, Indian national authorized person of **ENDOVELICUS DEVELOPERS**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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.

1. That promoter have a legal title Report to the land on which the development of the project is proposed

   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 encumbrances.
   OR
   That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details

3. That the time period within which the project shall be completed by the promoter from the date of registration of project is **31/03/2031**.

4. (a) For new projects: That seventy per cent of the amounts realized by the 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.

   (b) For ongoing project on the date of commencement of the Rules—
   (i) That seventy per cent of the amounts to be realised hereinafter 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.
   OR
   (ii) That entire amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (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 the 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

NOTARY
Shashi Kant
Advocate
Reg. No 1557
Ghaziabad
GOVT. OF INDIA

accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

8. That 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.

    a. Judgement and Order dated 19/11/1996 passed by the Additional Rent Controller and Additional Deputy Collector (North), Panjim Goa in case No. RENT/AR/42/84;
    b. Judgement and Order and Decree dated 24/08/2011 passed by the civil Judge Junior Division, Panjim in case No. RCS/137/2001/D;
    c. Consent Terms dated 02/02/2024 and Order dated 02/02/2024 passed on the Execution Application by the civil Judge Junior Division, Panjim in REXA No.8/2020D;
    d. Consent Terms dated 27/02/2024 along with the Rozanam dated 05/03/2024 of the civil Judge Junior Division, Panjim in RC/10/2024/C.

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

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 any grounds.

NOTARY Shashi Kant Advocate Reg. No 1557 Ghaziabad GOVT. OF INDIA

Solemnly affirmed on 2nd the day of June 2026.

Mr. HIMANSHU CHAUHAN
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 Ghaziabad on this 02nd day of June 2026.

02 JUN 2026
ATTESTED
Shashi Kant
Advocate & Notary
Govt. of India

Mr. HIMANSHU CHAUHAN
Deponent