



INDIA NON JUDICIAL

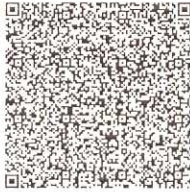
Government of Uttar Pradesh

IN-UP59962680148824W

e-Stamp

Signature:- *Rahul*  
Name: Rahul Kumar Dubey  
ACC Code: UP14050104  
ACC Add: G.B. Nagar (U.P.)  
LIC No.: 200, M.: 9999742878

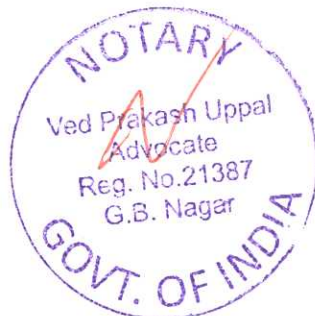
Certificate No. : IN-UP59962680148824W  
 Certificate Issued Date : 09-Feb-2024 01:35 PM  
 Account Reference : NEWIMPACC (SV)/ up14050104/ GAUTAMBUDDH NAGAR 2/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1405010416086693410560W  
 Purchased by : AMIT KUMAR TANEJA  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : AMIT KUMAR TANEJA  
 Second Party : Not Applicable  
 Stamp Duty Paid By : AMIT KUMAR TANEJA  
 Stamp Duty Amount(Rs.) : 500  
 (Five Hundred only)



Please write or type below this line



*[Handwritten Signature]*



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shoestamp.com](http://www.shoestamp.com) or using e-Stamp Mobile App of Stock, Hyderabad.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

09-Feb-2024 01:35 PM IN-UP59962680148824W 01:35 PM AMIT KUMAR TANEJA

AMIT KUMAR TANEJA

FORM 'II'  
[Seerule 3(6)]

FORM OF 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 **Amit Kumar Taneja** Authorised Signatory in **Parmesh Construction Company Limited** duly authorized by the promoter of the proposed project named "**Acqua Eden**", vide its/his/their board resolution dated 01 February, 2024.

I, **Amit Kumar Taneja** son of **Baldev Lal Taneja**, aged 47 Years, Indian national Authorised Signatory in **Parmesh Construction Company Limited**, duly authorized by the 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:

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 ~~me/~~promoter from the date of registration of project is **31/12/2028**.

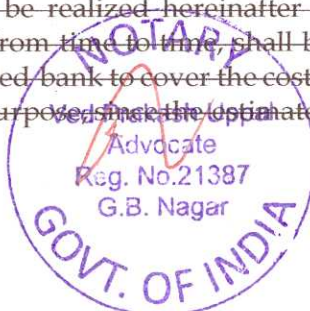
(4) For new projects: That seventy per cent of the amounts realized by me/ promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Rules —

~~(i) That seventy per cent of the 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.~~

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 unutilized 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 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 utilized 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.

(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 09<sup>th</sup> February, 2024

  
Mr. Amit Kumar Taneja  
Deponent

#### Verification

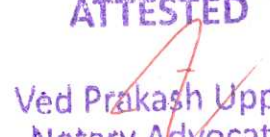
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Noida dated 09<sup>th</sup> February, 2024

  
Mr. Amit Kumar Taneja  
Deponent



**ATTESTED**

  
Ved Prakash Uppal  
Notary Advocate  
Reg No. 21387  
G.B. Nagar

09 FEB 2024