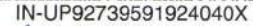




Government of Uttar Pradesh



Signature _____

Signature: 
ACC Name: NARESH KUMAR ACC Code: UP14011904
ACC Add: Sec-33, Noida- Noida-201302542, 9350008463
Klance No-88, Tehsil & District- G.B. Nagar

: IN-UP92739591924040X

: 18-Aug-2025 11:04 AM

: NEWIMPACC (SV)/ up

: SUBIN-UPUP1401190483095232271869X

: SANJEEV SHARMA

: Article 4 Affidavit

: Not Applicable

• •

: SANJEEV SHARMA

: Not Applicable

: SANJEEV SHARMA

: 500
(Five Hundred only)



Please write or type below this line

Saijeesh Sharma



1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
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.

FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Intown Space Creation LLP through its **Authorized Partner and signatory** for the project named "**Ridge Residency**" duly authorized by the promoters of the proposed project; vide its Board Resolution dated 13th March, 2025.

I **Mr. Sanjeev Sharma** Age 55 Adult, Occupation Business, residing at H.No 10/4, Second Floor, Yogmaya Mandir Complex, Mehrauli, South Delhi, 110030, promoter of the proposed project/duly authorized by the promoters 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 15/12/2028

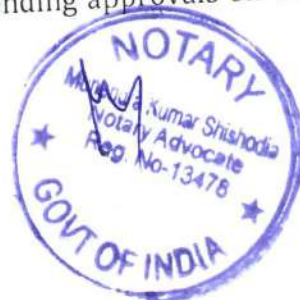
(4) That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (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

Sanjeev Sharma



(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 18/08/2025

Sandeep Sharma

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 on dated 18/08/2025

Sandeep Sharma

Deponent



ATTESTED
[Signature]
Munendra Kumar Shishodia
Notary Advocate
Reg. No-13478

18 AUG 2025