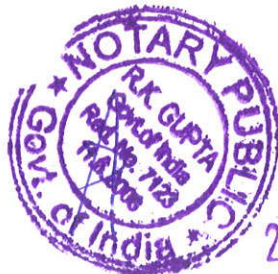


उत्तर प्रदेश UTTAR PRADESH

EN 713823

This Stamp Paper is attached to and is an integral part of Form – B (Affidavit Cum Declaration) for UP RERA Registration of Coco County Project situated at Plot No. - GH – 3C, Sector – 10, Greater NOIDA West, Gautam Buddha Nagar, Uttar Pradesh.

[Handwritten signature in blue ink]



27 MAR 2019

क्रम सं० 62 स्टाम्प विक्रय की तिथि 18-2-19

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

स्टाम्प की धनराशि.....

तनु स्टाम्प विक्रेता ला० सं०-466,

लाईसेन्स की अवधि 31-3-18-3-19 तक

SRCIS-27, शिवा रिबेरा बाजार ज्ञानखण्ड इन्दापुरम, नरसरायपट्टणम

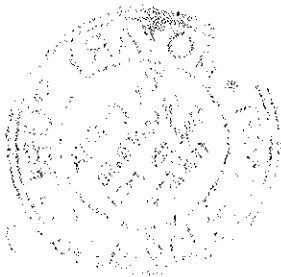
Tan

SHIRJA REAL ESTATE

SOLUTIONS PVT LTD

F-28 - BPT VIKAS

Delhi - 110025



FORM B
[See rule 3(4)]

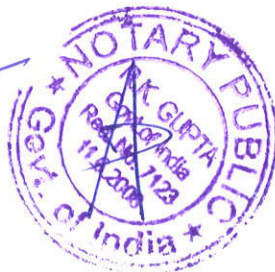
Affidavit cum Declaration

This Affidavit cum Declaration is made on this 27nd day of March, 2019 at NOIDA by

Affidavit cum Declaration Mr. Sandip Kumar Pandit S/o Late Shri Shiv Kumar Sharma , Authorized signatory of Shirja Real Estate Solutions Pvt. Ltd. having its Registered Office at Plot No:- F-28, Preet Vihar, Vikas Marg, New Delhi-110092 (The Company is Hereinafter referred to as the Promoter) of the Coco County (Hereinafter referred to as the Project) situated at Plot No. - GH – 3C, Sector – 10, Greater NOIDA West, Gautam Buddha Nagar, Uttar Pradesh. vide its authorization through Board Resolution Dated 27.02.2019 do hereby solemnly declare, undertake and state as under:


1. That a project namely Coco County will be developed by the promoter on Group Housing Plot No. - GH – 3C, Sector – 10, Greater NOIDA West, Gautam Buddha Nagar, Uttar Pradesh. admeasuring 18380 Sq. Mtr., allotted by Greater NOIDA Industrial Development Authority (GNIDA).
2. That the “Promoter”, Shirja Real Estate Solutions Pvt. Ltd., has clear and legal title to the project land and all the Layout Plans/maps already been approved in its name from Greater NOIDA Industrial Development Authority (GNIDA) for above mentioned project.
3. That the promoter of the project may avail Term Loan/credit facility (ies) for completion of the project from any NBFC / Bank / Financial Institution against creation of mortgage of the project land and flats to be constructed thereupon. However, the promoter will obtain “No objection Certificate” (i.e. NOC) from the Lender’s for sale of the individual unit to the prospective buyers subject to the conditions of the lender’s sanction terms.
4. That the time period within which the project shall be completed by promoter is **31.03.2025**.
5. That seventy per cent of the amounts to be realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. That the amount from such separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after obtaining a certificate from an engineer, an architect and a chartered accountant in practice certifying that the withdrawal is in proportion to the percentage of completion of the project.





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8. That 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 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 in compliance with the proportion to the percentage of completion of the project.
9. That Promoter shall take all the pending approvals if any on time, from the competent authorities.
10. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That 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 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 this day of **27.03.2019**



Deponent



ATTESTATION

R. K. Gupta
Notary Public
Govt. of India

27 MAR 2019