



INDIA NON JUDICIAL



IN-UP27976489397534X

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP27976489397534X ₹10
 Certificate Issued Date : 31-Dec-2025 01:27 PM
 Account Reference : NEWIMPACC (SV)/ up14267604/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1426760452436633800188X
 Purchased by : RAVINDRA KUMAR AGARWAL
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : RAVINDRA KUMAR AGARWAL
 Second Party : Not Applicable
 Stamp Duty Paid By : RAVINDRA KUMAR AGARWAL
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line



For VTRAJ CONSTRUCTIONS PVT. LTD.

[Signature]
 DIRECTOR

This stamp is part & parcel of the agreement attached herewith.

Executed admitted
 before me *[Signature]*
 30/01/26

NOORUL HASNAIN KHAN
 Advocate & Notary
 Civil Court, Lucknow
 Registration No. 3737/08

Stamp Duty Alert

1. The validity of this Stamp certificate should be verified at www.shclsestamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
 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.
 4. In case of any discrepancy please inform the Competent Authority.

FORM 'B'
[Rule 3(4)]

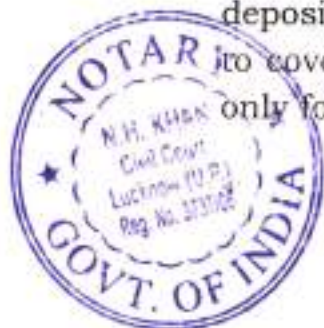
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. R. K. Agarwal (Director) duly authorized by the **Viraj Constructions Pvt. Ltd.** (promoter) of the proposed project **"Ambrosia Estates Phase 1"**.

I, Mr. R. K. Agarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That land owners have the legal title to the land on which the development of the project is proposed and have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project which is enclosed with the application of registration.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 24.05.2029.
4. That seventy percent 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.



Executed admitted
before me. *[Signature]*
30/01/26
NOORUL HASNAIN KHAN
Advocate & Notary
Civil Court, Lucknow
Registration No. 3737/08

[Signature]

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

For VIRAJ CONSTRUCTIONS PVT. LTD.



DIRECTOR
[Signature]
Deponent

Verification

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

Verified by me at Lucknow on 30/01/2026

For VIRAJ CONSTRUCTIONS PVT. LTD.

DIRECTOR
[Signature]
Deponent

Executed admitted
before me *[Signature]*
30/01/26
NOORUL HASNAIN KHAN
Advocate & Notary
Civil Court, Lucknow
Registration No. 373708

I know & identify the deponent/executive
who has Signed/Put his T.I. before me