



सत्यमेव जयते

INDIA NON JUDICIAL



IN-UP20816564780748W

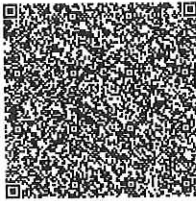
Government of Uttar Pradesh

e-Stamp



10710710

<b>Certificate No.</b>	: IN-UP20816564780748W
<b>Certificate Issued Date</b>	: 26-Dec-2024 03:07 PM
<b>Account Reference</b>	: NEWIMPACC (SV)/ up14397604/ LUGKNOW SADAR/ UP-LKN
<b>Unique Doc. Reference</b>	: SUBIN-UPUP1439760438654881749560W
<b>Purchased by</b>	: VIRAJ CONSTRUCTIONS PVT LTD
<b>Description of Document</b>	: Article 4 Affidavit
<b>Property Description</b>	: Not Applicable
<b>Consideration Price (Rs.)</b>	:
<b>First Party</b>	: VIRAJ CONSTRUCTIONS PVT LTD
<b>Second Party</b>	: Not Applicable
<b>Stamp Duty Paid By</b>	: VIRAJ CONSTRUCTIONS PVT LTD
<b>Stamp Duty Amount(Rs.)</b>	: 10 (Ten only)



₹10



Please write or type below this line

*Handwritten signature*

**SWORN VERIFIED  
BEFORE ME**  
*Karikay Kumar Singh*  
(Advocate)

**NOTARY  
LUCKNOW (U.P.) INDIA**  
Date: *26/12/2024*

**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.  
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.

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FORM 'B'

[See rule3(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 Sri R.K.Agarwal promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, promoter of the proposed project / 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 to the land on which the development of the project is proposed

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is 02.03.2027

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, 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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

SWORN VERIFIED  
BEFORE ME  
Kartik Singh  
(Advocate)

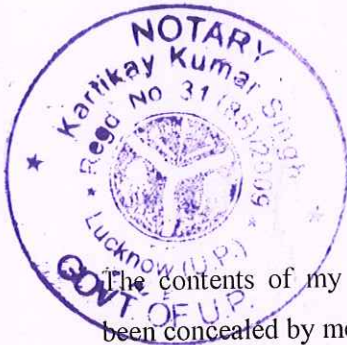
NOTARY  
Lucknow (U.P.) INDIA

Date: 26/2/2028

*(Signature)*

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

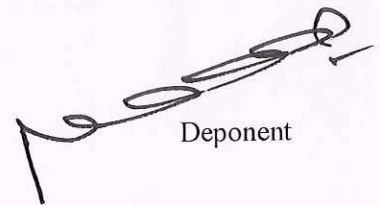
  
Deponent



Verification

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

Verified by me at Lucknow on this day of .

  
Deponent

I know and identify the deponent who has signed/put T.I. before me

SWORN VERIFIED  
BEFORE ME  
Kartikay Kumar Singh  
(Advocate)  
NOTARY  
LUCKNOW (U.P.) INDIA  
Date 26/12/2024