

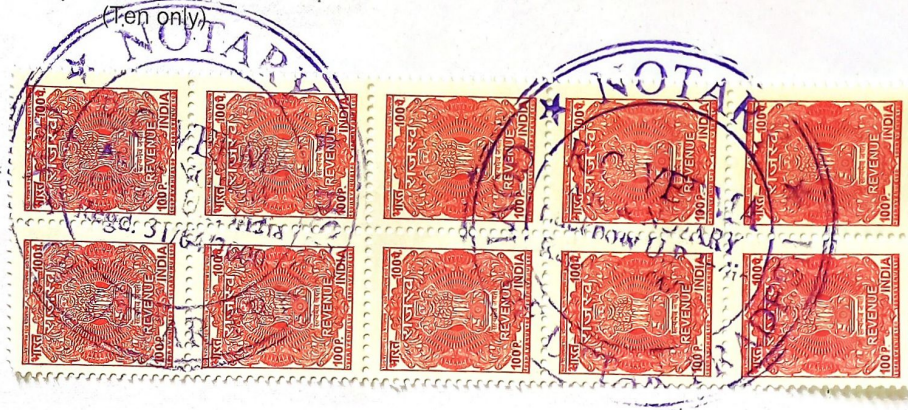
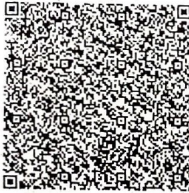


INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP93910620764319U
Certificate Issued Date : 30-Dec-2022 10:56 AM
Account Reference : NEWIMPACC (SV)/ up14587504/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1458750481284113687240U
Purchased by : AIS DEVELOPER LLP
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : AIS DEVELOPER LLP
Second Party : Not Applicable
Stamp Duty Paid By : AIS DEVELOPER LLP
Stamp Duty Amount(Rs.) : 10



Please write or type below this line

AFFIDAVIT

I, Vinay Kumar son of Budhhiram Chandragad
about 43 yrs resident A/104 Jami Kargi, Sector 3 Varanasi
Cyberabad the deponent do
hereby solemnly affirm and declare as under:

Sworn and verified
Before me

[Signature]

That the deponent is the director of the company and as such is well
conversant with facts and circumstances of the matter and to swear
the present affidavit.

R.C. VERMA
Adv. & Notary
Lucknow U.P. INDIA
Regd. No. 31/64/2000

For AIS DEVELOPER LLP

[Signature]
Designated Partner

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shilestamp.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
4. In case of any discrepancy please inform the Competent Authority

2. That the undersigned is in possession of the land and an Agreement to sell with possession has been executed between the undersigned and the Lucknow Development Authority vide Agreement to sell with possession dated 31.05.2022.
3. That the undersigned has deposited 25% of the amount along with 12% freehold Charges and had also deposited the first installment of Rs 2,60,17,412/- which was the necessity of the Agreement to sell with possession dated 31.05.2022. It is further submitted that the undersigned is paying the installments as per the payment plan in the Agreement to sell with possession dated 31.05.2022.
4. That the undersigned has agreed to pay the rest 75% of the premium amount by way of quarterly installments with interest within 5 years i.e. in 20 installments (06.06.2022 to 06.03.2027) mentioned in Agreement to sell with possession dated 31.05.2022.
5. That the undersigned has mentioned the date of completion of the project as 30.11.2026 while applying for registration of the said project and the undersigned is well aware of the provisions laid down in Section – 4(2) (1) (A) (C), Section 11(4)(f) (g), Section 17, Section 18, Section 19(3) (4) and the rules of the Uttar Pradesh Real Estate(Regulation and Development)Act, 2016 hereinafter referred to as the Act of 2016, therefore the undersigned endeavours to manage the funds needed for paying dues of the Authority and pay all the installments before 30.11.2026 and get the sale deed registered in its favor by the Lucknow Development Authority.
6. That it is pertinent to mention that clause 25 of the Agreement to sell with possession dated 31.05.2022 allows the undersigned to execute the sale deed registered in favor of prospective buyers after executing sale deed registered in its favor by the Lucknow Development Authority. It is submitted that the undersigned will pay all the installments before before 30.11.2026 and get the sale deed registered in its favor and thereafter execute the sale deed in favour of the prospective buyers.
7. That the undersigned is aware of the provisions laid down in Act of 2016 regarding occupancy/completion certificate, possession and the consequences of default by the promoter , and as such, will pay the installments to the Lucknow Development Authority before 30.11.2026.
8. That the undersigned, at the time of applying for registration had uploaded the authenticated copy of approvals and commencement certificate from the competent authority, the sanctioned plan and layout plan of the proposed project.

Sworn and Verified
Before me

R.C. VERMA
Adv. & Notary
Lucknow U.P. India
Regd. No. 31/64/2000

For AIS DEVELOPER LLP
Yimay Kumar
Designated Partner

9. That the undersigned respectfully prays before your good self may be pleased to grant the registration for the project 'The Galleria' so that the undersigned in compliance with Section 3 of the Act of 2016 shall book and sell the units and complete the project within time.

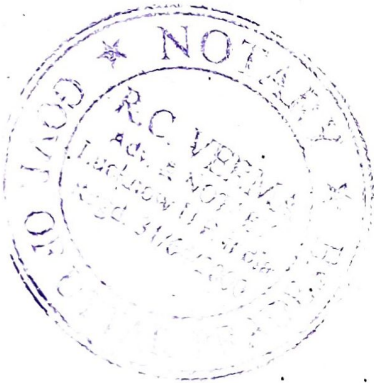
For: AIS DEVELOPER LLP

Vinay Kumar

Deponent Designated Partner

Date: 30/12/2022

Place: Lucknow



Sworn and verified
Before me

R.C. Verma
R.C. VERMA
Adv. & NOTARY
Lucknow U.P. INDIA
Regd No 31/64/2000