



Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

IN-UP34441122187933W
26-Apr-2024 07:11 PM
NEWIMRACO (SVLJU014513004/ PRAYAGRAJ SADAR/ UP-AHD
SUBIN-UPUP1451800465044875792050W
SAI DHAM KOHLI'S AVENUE THRU RAJESH KUMAR GUPTA
Article 4 Affidavit
Not Applicable
SAI DHAM KOHLI'S AVENUE THRU RAJESH KUMAR GUPTA
NA
SAI DHAM KOHLI'S AVENUE THRU RAJESH KUMAR GUPTA
10
(Ten only)

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IN-UP34441122187933W

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 Mr. Rajesh Kumar Gupta (Partner) duly authorized by the Sai Dham Kohli's Avenue (promoter) of the proposed project "Sai Dham Kohli's Avenue".

I, Mr. Rajesh Kumar Gupta duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

- That landowners 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.

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.schilestamp.com or Using e-Stamp Mobile App of Stock Holding.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

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 31.01.2029.
4. That seventy per cent 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



Deponent

Verification

SOLEMNLY AFFIRMED before me on 11 AM/PM that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

True and correct which is here by
Verified by me at Prayagraj on 03-05-2024.

R.B. Singh
Advocate/Notary
Prayagraj

R.B. Singh
Advocate/Notary
Prayagraj

Deponent