

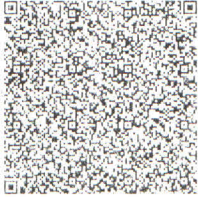
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

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Base Certificate No. : IN-UP53574159258974T
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Certificate Issued Date : 04-Sep-2021 11:01 AM
Account Reference : NEWIMPACC (SV)/ up14243404/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1424340495994755945384T
Purchased by : Baba Infra Developers LLP
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Affidavit
Consideration Price (Rs.) :
First Party : Baba Infra Developers LLP
Second Party : Not Applicable
Stamp Duty Paid By : Baba Infra Developers LLP
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

Sworn and Verified
Before me

FORM 'B'
[See rule 3(4)]

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

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vivek Mishra duly authorized by the promoter "M/s Baba Infra Developers LLP" of the proposed project "**Kailasha Enclave**".

M/s. Baba Infra Developers LLP

Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at "www.ancilestamp.com" or using a Stamp Mobile App of State Emblem of India.
2. The user of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.

I, **Vivek Mishra** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is to be carried out
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 **31.08.2025**.
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.

M/s. Baba Infra Developers LLP

Deponent
Authorised Signatory

Verification

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

Sworn and Verified
Before me

Verified by me at Lucknow on 04.08.2021.

R.C. VERMA
Adv. & NOTARY
Lucknow U.P. INDIA
Regd. No. 31/64/200

M/s. Baba Infra Developers LLP

Authorised Signatory
Deponent