



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP15787134718682T  
Certificate Issued Date : 26-Jul-2021 04:17 PM  
Account Reference : NEWIMPACC (SV)/ up14213004/ VARANASI SADAR/ UP-VNS  
Unique Doc. Reference : SUBIN-UPUP1421300419901264863820T  
Purchased by : ROYAL REALTY BUILDER AND DEVELOPERS  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 100  
(One Hundred only)  
First Party : ROYAL REALTY BUILDER AND DEVELOPERS  
Second Party : Not Applicable  
Stamp Duty Paid By : ROYAL REALTY BUILDER AND DEVELOPERS  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)

Signature : .....  
Acc. Name: SUDHANSHU AGRAWAL  
Acc. Code: UP14213004  
Acc.Add. : B 31/40 Bhogabeer  
SANKA MOCHAN, VARANASI  
Mob No. : 9336912736  
Licence No. : 2021/179/114  
Tehsil- SADAR, Dist-VARANASI



.....Please write or type below this line.....



R.K. Pawdey

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

**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**

**Affidavit-cum-Declaration**

Affidavit-cum-Declaration of **Mr. Rajendra Kumar Pandey** S/o Late Krishan Prasad Pandey R/o Plot No. H-9, Brij Enclave Colony, Varanasi, Sunderpur, Uttar Pradesh-221005 R/o Promoter of the proposed project Royal Square 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

OR

**Rajendra Kumar Pandey** has a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

OR

That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by Promoter from the date of registration of the project.

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.

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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



R.K. Pandey

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.

R. K. Pandey  
Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 27 day of July 2021.



R. K. Pandey  
Deponent

SWORN, VERIFIED & IDENTIFIED  
AND ATTESTED BY COUNSEL  
..... BEFORE ME

Girdher Gopal Verma Adv.  
Notary (Govt. of India) Civil  
Court-Varanasi (U.P.) India