

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

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-UP-20912907265575W

14-Oct-2024 01:18 PM

NEWIMPACC (SV)/ up14531904/ GORAKHPUR SADAR/ UP-GRK

SUBIN-UPUP1453190438777305191783W

TEAM SHAURYA INFRAZONE PVT LTD

Article 4 Affidavit

Not Applicable

TEAM SHAURYA INFRAZONE PVT LTD

Not Applicable

TEAM SHAURYA INFRAZONE PVT LTD

(Ten only)



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FORM-B FOR UP-RERA

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The authenticity of this Stamp certificate should be verified at 'www.shoilestanip.com' or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Curtificate and as available on the website / Mobile App renders it invalid

2 The ones of checking the regitirracy is on the users of the certificate 3, in case of any discrepancy please inform the Competent Authority

This non-judicial Stamp forms an integral part of the AFFIDAVIT-CUM-DECLARATION dated 2nd of September, 2024 **signed by Mr. RAMESH CHANDRA MISHRA & Mr. SATISH KUMAR CHANDANI**, authorized signatories of the Promotors of the project, "PS APARTMENT" regarding registration of the project "PS APARTMENT".

FORM B

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTERS OR ANY PERSON AUTHORISED BY THE PROMOTERS

AFFIDAVIT-CUM-DECLARATION

AFFIDAVIT-CUM-DECLARATION of M/S PRIYAM NIRMAN PRIVATE LIMITED (Promotor / Owner) & M/S TEAM SHAURYA INFRAZONE PRIVATE LIMITED (PROMOTER/DEVELOPER) having a legally valid authentication of title of such land along with an authenticated copy of the eggreement between such owner and developer for development of the real estate project is enclosed herewith.

- 1. That the said land is free from all encumbrances.
- 2. That the time period within which the project shall be completed by the promoter is 13/08/2029.
- 3. That seventy percent of the amounts realized by promoters for the real estate project named "PS APARTMENT" 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 land cost and shall be used only for that purpose.
- 4. That the amounts from the separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project.
- 5. 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.
- 6. That the promoters shall get the accounts audited within 6 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.

7. That the promoters shall take all pending approvals on time, from the competent

Surendra Nath Tribathirities.

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- 8. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the act.
- 9. That the promoters shall not discriminate against any allottee at the time of allotment of any apartment, building, plot or shop on any grounds.

For and on behalf of

PRIYAM NIRMAAN PRIVATE LIMITED

For and on behalf of

TEAM SHAURYA INFRAZONE PRIVATE

RAMESH CHANDRA MISHRA

St Deptonent

AUTHORISED SIGNATORY)

SATISH KUMAR CHANDANI

Deponent

(DIRECTOR)

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