



INDIA NON JUDICIAL

Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP17808477610804U
Certificate Issued Date	: 15-Jun-2022 03:55 PM
Account Reference	: NEWIMPACC (SV)/ up14165204/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1416520427299642952819U
Purchased by	: SANTOSH KUMAR NIGAM
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT
Consideration Price (Rs.)	:
First Party	: SANTOSH KUMAR NIGAM
Second Party	: Not Applicable
Stamp Duty Paid By	: SANTOSH KUMAR NIGAM
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

Sworn and Verified
Before me

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

S.K. Nigam

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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

[illegible]

समक्ष: सक्षम अधिकारी, उत्तर प्रदेश भू सम्पदा

विनियामक प्राधिकरण, लखनऊ

शपथ-पत्र

मैं, सन्तोष कुमार निगम आयु लगभग 65 वर्ष पुत्र श्री एस.पी. निगम निवासी-12/362, इन्दिरा नगर, लखनऊ शपथपूर्वक निम्न बयान करता हूँ:-

1. यह कि शपथी निम्न तथ्यों से भली भाँति अवगत है।
2. यह कि शपथी इकाना स्पोर्ट्स सिटी प्रा0लि0 में जनरल मैनेजर के पद पर सेवारत है।
3. यह कि प्राधिकरण द्वारा जरिये पत्रांक संख्या-1206221/यू0पी0-रेरा/परि0 पंजी0/22-23 दिनांक-13/06/2022 के द्वारा वांछित सूचना शपथ पत्र पर निम्नवत् है:-
4. यह कि प्रश्नगत परियोजना (प्रोजेक्ट) में किसी प्रकार की कोई बुकिंग अथवा विक्रय आदि नहीं किया गया है।
5. यह कि प्रश्नगत खसरा नम्बर 397 का भाग स्थित-ग्राम-अरदौनामऊ, लखनऊ में एक अन्य परियोजना इकाना मॉल के नाम से श्रीमान जी के यहां पंजीकृत है। जिसकी पंजीकरण संख्या-UPRERAPRJ 407529 DATED 19.05.2021 TO 17.01.2026 है।

लखनऊ

दिनांक:-15/06/2022

S.K. Nigam
शपथी

सत्यापन

मैं, शपथी उपरोक्त सत्यापित करता हूँ कि शपथ-पत्र की धारा-1 लगायत 5 मेरे निजी ज्ञान से सत्य व सही है, इसमें कोई भी तथ्य झूठा नहीं है।

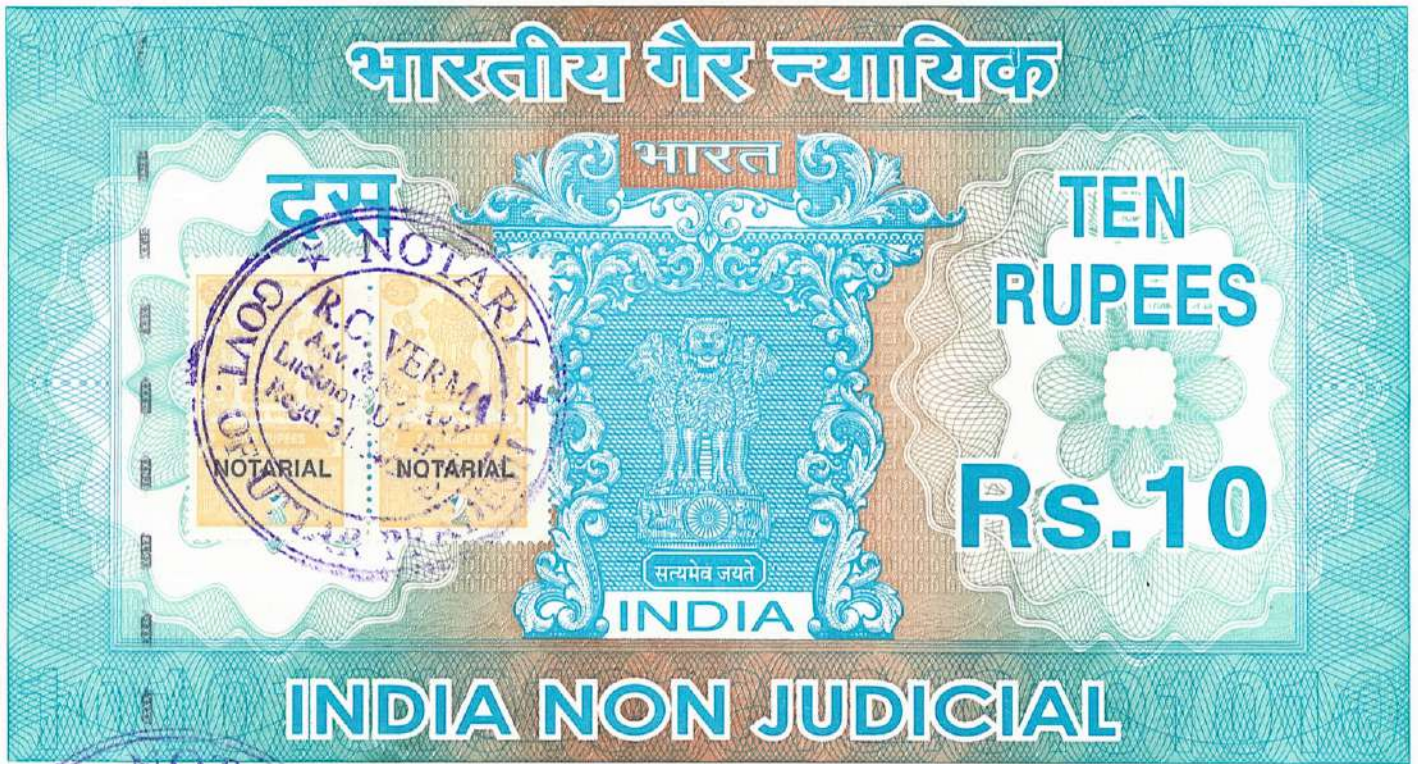
लखनऊ

दिनांक :- 15/06/2022

S.K. Nigam
शपथी

Sworn and Verified
Before me

R.C. VERMA
Adv. & NOTARY
Lucknow U.P. INDIA
Regd No 31/64/2010



उत्तर प्रदेश UTTAR PRADESH

38AE 656765

FORM B

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

Affidavit cum Declaration

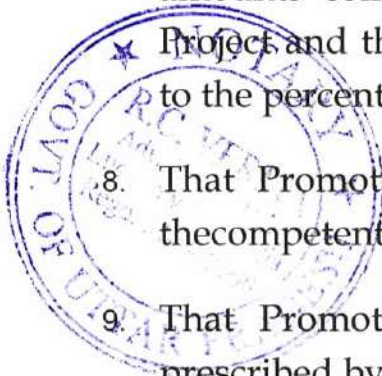
Affidavit cum Declaration of Mr. Santosh Kumar Nigam duly
authorized by the Promoter of the proposed Project, vide its
authorization dated 04th May 2022.

ISantosh Kumar Nigam 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 proposed
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 30th May-2027.



4. That seventy percent of the amounts realized by 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.



Sworn and Verified
Before me

R. C. VERMA
Adv. & Notary
Lucknow U.P. India
Regd 31/64/2000

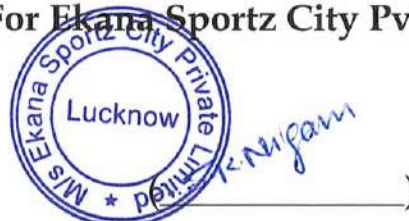
K. Nigam
Deponent

Verification

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

Verified by me at Lucknow on this 10th day of May, 2022.

For Ekana Sportz City Pvt. Ltd.



I declare that the pan card, Aadhaar number/CIN number uploaded on website is correct and all are of the Promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found misleading or wrong, the authority may reject the registration.



For Ekana Sportz City Pvt. Ltd.



Sworn and Verified
Before me

K. C. VERMA
Adv. & Notary
Lucknow U.P. India
Regd 31/64/2000