



सत्यमेव जयते

e-Stamp

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| Certificate No. | : IN-UP01838003533307W | ₹10 |
| Certificate Issued Date | : 11-Mar-2024 02:01 PM | |
| Account Reference | : NEWIMPACC (SV)/ up14472104/ MATHURA SADAR/ UP-MTH | |
| Uniqe Doc. Reference | : SUBIN-UPUP1447210470922149494145W | |
| Purchased by | : MANOJ SINGHAL SON OF TRILOK CHAND | |
| Description of Document | : Article 4 Affidavit | |
| Property Description | : Not Applicable | |
| Consideration Price (Rs.) | : | |
| First Party | : MANOJ SINGHAL SON OF TRILOK CHAND | |
| Second Party | : Not Applicable | |
| Stamp Duty Paid By | : MANOJ SINGHAL SON OF TRILOK CHAND | |
| Stamp Duty Amount(Rs.) | : 10 (Ten only) | |

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NOTARY STAMP
 Rakesh Kumar, Singh Advocate
 Notary Public, Mathura



₹10



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IN-UP01838993533397W



my

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.



FORM 'B'

[See rule3(4)]

Affidavit cum Declaration Affidavit cum Declaration of M/s **Ksona Buildwell LLP** promoter of the **Be Together Courtyard** project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 1, 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
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.

3. That the time period within which the project shall be completed by me/promoter is **31.01.2029**

4. That seventy per cent of the amounts realised 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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.

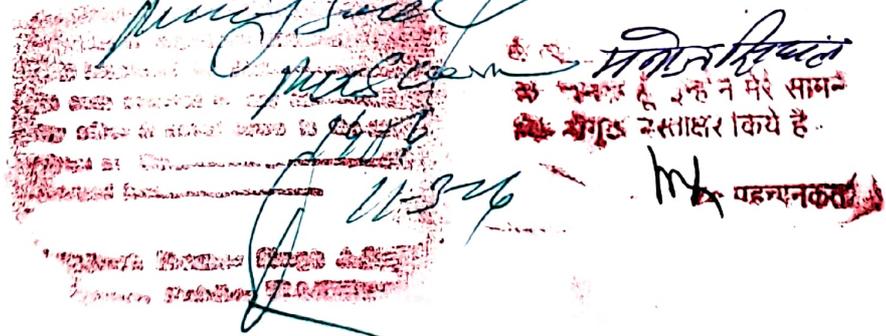
Deponent

Verification

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

Verified by me at New Delhi on this day of 27.02.2024

Deponent



KSONS Buildwell LLP

Reg. Off.: C-16, Geeta Enclave, Krishna Nagar, Mathura, Uttar Pradesh

LLPIN: AAN-8465

E-Mail-Secretarial0803@Gmail.Com, PH No-011-41893100

REF NO: 451/001/211223

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF THE KSONS BUILDWELL LLP HELD ON 21ST DAY OF DECEMBER 2023 AT THE REGISTERED OFFICE OF THE LLP.

“RESOLVED THAT consent of the partners of the LLP be and is hereby accorded to apply to Uttar Pradesh Real Estate Regulatory Authority (UP RERA) for registration of project being developed by the Company at Mathura, Uttar Pradesh and for any other approval, permission required from UP RERA with respect to the project of the Company.

RESOLVED FURTHER THAT Mr. Manoj Singhal and/or Mr. Gaurav Goel and/or Mr. Dharendra Pratap Singh be and are hereby severally authorized for and on behalf of the Company to sign and execute any papers/documents relating to aforementioned purpose, to represent the Company before concerned authority and to do all such acts, deeds and things which may be required from time to time in this regard and any other matter incidental thereto.

RESOLVED FURTHER THAT the aforesaid authorization in respect of Mr. Manoj Singhal and/or Mr. Gaurav Goel and/or Mr. Dharendra Pratap Singh shall be valid till further modification or withdrawal of authorization by the Company or for a period of 2 years from the date of passing this resolution, whichever is earlier.

For KSONS Buildwell LLP



Sunil Kumar
DIN: 06913459
Designated Partner

Date: 21/12/2023
Place: New Delhi