



# INDIA NON JUDICIAL

## Government of Uttar Pradesh

e-Stamp



Certificate No.

: IN-UP99974542767320V

Certificate Issued Date

: 05-Jan-2023 04:24 PM

Account Reference

: NEWIMPACC (SV)/ up14106404/ LUCKNOW/ UP-LKN

Unique Doc. Reference

: SUBIN-UPUP1410640490786037106879V

Purchased by

: VINAY KUMAR

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: VINAY KUMAR

Second Party

: Not Applicable

Stamp Duty Paid By

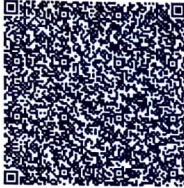
: VINAY KUMAR

Stamp Duty Amount(Rs.)

: 100  
(One Hundred only)

सत्यमेव जयते

₹100



IN-UP99974542767320V

Please write or type below this line



Vinay Kumar

Shaleen Raj  
Advocate & Notary  
268/639 Gha/4, Tilak Naga  
Aishbagh, Lucknow

05 JAN 2023

### 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 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. Vinay Kumar designated partner of M/s T Three Promoters LLP a developing company duly authorized by the promoter of the proposed project "THE GALLERIA-1", vide its/his/their authorization dated 19<sup>th</sup> October 2022, do hereby solemnly declare, undertake and state as under:

1. That Mr. Iftikhar Ahmed ("Land Owner") have/has a legal title to the land on which the development of the proposed project is to be carried out  
AND
2. An authenticated copy of the development agreement between Mr. Iftikhar Ahmed ("Land Owner") and T Three Promoters LLP ("Promoter") for development of the real estate project is enclosed herewith.
3. That the said Parcel of land is "free from all encumbrances" (excluding installment of GNIDA), at the time of Registration of RERA for "THE GALLERIA-1".
4. That on or before 19.09.2027 project THE GALLERIA-1 shall be completed by T Three Promoters LLP.
5. That seventy per cent of the amounts realized by the promoter for this 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.
6. 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.
7. 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.
8. That the 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 practicing 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.
9. That the land owner or promoter shall take all the pending approvals on time, from the competent authorities.
10. That the promoter or land owner have/has furnished such other documents as have been required under the rules and regulations made under the Act.

Sworn & Verified  
before me.

Shateen Raj  
Advocate & Notary  
268/639 Gha/4, Tilak Nagar  
Aishbagh, Lucknow

05 JAN 2023

Vinay Kumar

11. That the promoter shall not discriminate against any allottee at the time of allotment any apartment, plot or building, as the case may be, on any grounds.

*Vinay Kumar*

Deponent

**Verification**

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

Verified by me at on this day of 05<sup>th</sup> January 2023

Place : Noida

Date : 05.01.2023

*Vinay Kumar*

Deponent



**Sworn & Verified  
before me.**

***Shaleen Raj***

Advocate & Notary

268/639 Gha/4, Tilak Nagar  
Aishbagh, Lucknow

**05 JAN 2023**

**I know and identify the deponent  
who has signed/pat T.I. before me.**