





INDIA NON JUDICIAL



IN-UP2372671774559X

Government of Uttar Pradesh

e-Stamp

Lal Agarwal  
No: 82  
No: 945602140

Certificate No.	: IN-UP22372671774559X
Certificate Issued Date	: 03-Nov-2025 04:37 PM
Account Reference	: NEWIMPACC (SV)/ up14437304/ AGRA SA JAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1443730441726886516097X
Purchased by	: GSM INFRATECH
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: GSM INFRATECH
Second Party	: UPRERA
Stamp Duty Paid By	: GSM INFRATECH
Stamp Duty Amount(Rs.)	: 10 (Ten only)

सत्यमेव जयते



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21/11/25  
3-11-25



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.ahclicstamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.

IN-UP22372671774559X 03-NOV-2025 04:37 PM GSM INFRATECH UPRERA 10

GSM INFRATECH UPRERA 10

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 **Satyam Bansal S/o Sarju Bansal, the Partner and promoter of GSM INFRATECH (PARTNERSHIP FIRM) through self as its authorized signatory** and the promoter of the proposed project BANSURI ORCHID

I, promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That I/Firm have a legal title to the land on which the development of the proposed project is to be carried out
2. That the said land is free from all encumbrances.
3. That the time within which the project shall be completed by me is- **28.10.2030**
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account should be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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 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 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 there from.

Verified by me at on this 03<sup>rd</sup> day of November 2025

  
Deponent

I declare that the pan card, aadhaar number/CIN number uploaded on website is correct and both 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.

  
**Sanjeev Singh**  
Sole Agent  
Notary, Anand  
G. No. 6422/11





## Affidavit cum Declaration

Affidavit cum Declaration of **Satyam Bansal S/o Sarju Bansal, the Partner of GSM INFRATECH (PARTNERSHIP FIRM)** through self as its authorized signatory and the promoter of the proposed project BANSURI ORCHID

I, promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That the firm has a legal title and agreement to Parcel of land AT KHASRA NO – 4 & 7, MAUZA – KALWARI, TEHSIL & DISTT. - AGRA, U.P.- on which the development of the project BANSURI ORCHID is proposed.
2. There is no other project registered with RERA on the above-mentioned parcel of land.
3. To date there have been no bookings or sales made on this project under permit number Plotted Resi development/Plotted Housing/08020/ADA/LD/24-25/1424/29102025
4. No Booking, Sale advertisement or related activity will be done before the project has duly registered with U.P. RERA.



  
Deponent

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 Agra on this 03 /11/2025

  
Deponent

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

**ATTESTED**

**Ranjeet Singh**  
Gazetted Officer  
Distt Notary Agra  
P. No. 0428/18