



INDIA NON JUDICIAL



IN-UP30872863201052X

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP30872863201052X

Certificate Issued Date : 09-May-2025 09:18 AM

Account Reference : NEWIMPACC (SV)/ up14153204/ AGRA SADAR/ UP-AGR

Unique Doc. Reference : SUBIN-UPUP1415320459151912669374X

Purchased by : DISTRICT NOTARY ADVOCATE

Description of Document : Article 42 Notarial Act

Property Description : Not Applicable

Consideration Price (Rs.) :

First Party : DISTRICT NOTARY ADVOCATE

Second Party : Not Applicable

Stamp Duty Paid By : DISTRICT NOTARY ADVOCATE

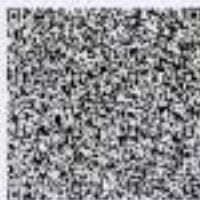
Stamp Duty Amount(Rs.) : 10
(Ten only)

₹10

0120140110110

ADC NAME-PAKESH KUMAR JAIN
 STAMP VENDOR
 LICENCE NUMBER-8
 E-STAMPING ACC ID-UP14153204
 TENSE SADAR DIST. AGRA

सत्यमेव जयते



IN-UP30872863201052X

Please write or type below this line



9/5/2025

Precautionary Advice

- 1. The authenticity of this Stamp Certificate (SC) can be verified at www.ecs.benarsh.com or using e-Stamp Mobile App of Block (India) and availability of the certificate can be verified on the website / Mobile App (where it is used).
- 2. The use of this SC is restricted to the users of the certificate.
- 3. In case of any discrepancy, please refer to the Competent Authority.



INDIA NON JUDICIAL



IN-UP32041928442007X

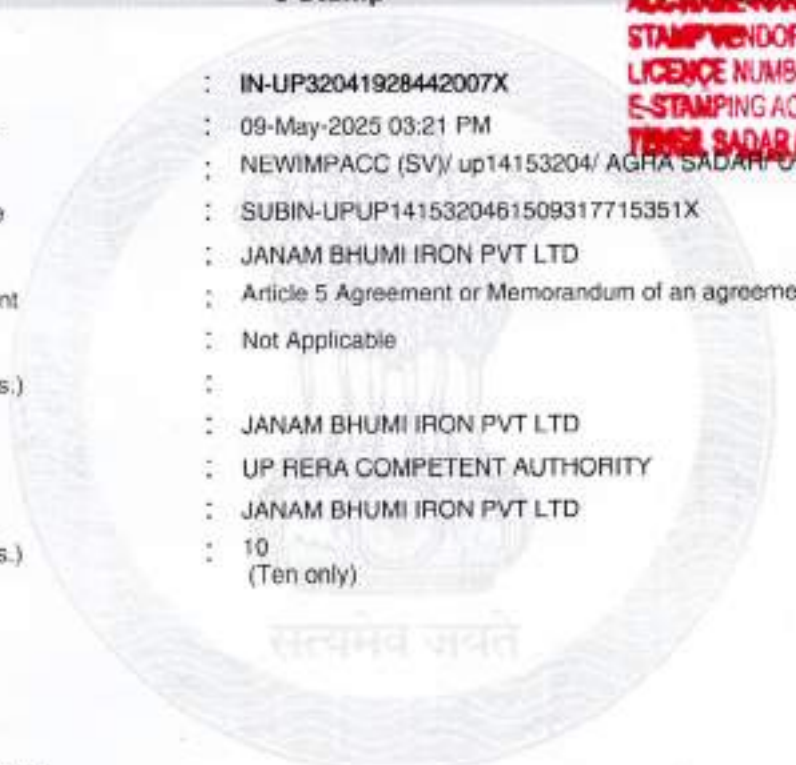
Government of Uttar Pradesh

e-Stamp

ACC NAME-RAKESH KUMAR JAIN
STAMP VENDOR
LICENCE NUMBER-8
E-STAMPING ACC ID-UP14153204
TENSIL SADAR DIST. AGRA

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Certificate No. : IN-UP32041928442007X
 Certificate Issued Date : 09-May-2025 03:21 PM
 Account Reference : NEWIMPACC (SV)/ up14153204/ AGRA SADAR UP AGH
 Unique Doc. Reference : SUBIN-UPUP1415320461509317715351X
 Purchased by : JANAM BHUMI IRON PVT LTD
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : JANAM BHUMI IRON PVT LTD
 Second Party : UP RERA COMPETENT AUTHORITY
 Stamp Duty Paid By : JANAM BHUMI IRON PVT LTD
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



सत्यमेव जयते



₹10

IN-UP32041928442007X

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9/5/2025
Abhinar

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at www.indianstamp.com or using e-Stamp Mobile App of Black Hatting any discrepancy in the details on the Certificate and as available on the website / Mobile App renders it invalid.
- The duty of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

INDIA NON JUDICIAL Government of Uttar Pradesh e-Stamp Certificate No. IN-UP32041928442007X

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. Abhinav Raghuvanshi** Authorized Signatory of **M/s. Janam Bhumi Iron Private Limited** Promoter of the proposed project / duly authorized by the promoter of the proposed project **Agastya's Avenue**, vide its/his/their authorization dated **01/05/2025**.

I, **Abhinav Raghuvanshi** Authorized Signatory 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.

OR

M/s. Janam Bhumi Iron Private Limited have/has a legal title to the land on which the development of the proposed project is to be carried out.

AND

I am 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.

That, the said land is free from all encumbrances.

OR

That the said land is **subject to encumbrance**.

Details of Encumbrance:

The land proposed to be developed under the project is mortgaged in favour of **Punjab National Bank** as security for financial assistance sanctioned to the promoter and all necessary approvals and permissions have been obtained from PNB for the development of the project.

3. That the time period within which the project shall be completed by me/Promoter is **31.03.2030**.

4. That, seventy per cent 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.

Abhinav



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 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 / 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.

Abhinav

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 09th day of MAY 2025

Abhinav

Deponent



ATTESTED

RS/2025
RAJ KUMAR SINGH PIPAL,
Gazetted Officer/ Advocate
Distt Notary Agra
of India