



सत्यमेव जयते

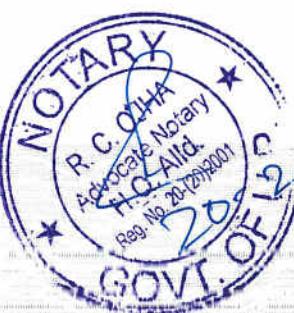
INDIA NON JUDICIAL
Government of Uttar Pradesh

Om Som

ACC F-17 Salyan
ACC ID: T-143 Sub-Sub
ACC Code: UP14148904, License No. 546
Tehsil: Prayagraj, District: Prayagraj

e-Stamp

Certificate No.	: IN-UP37433949603381T
Certificate Issued Date	: 20-Feb-2021 01:33 PM
Account Reference	: NEWIMPACC (SV)/ up14148904/ PRAYAGRAJ SADAR/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUP1414890464700457677406T
Purchased by	: D KUMAR AND COMPANY THROUGH PARTNER ISHAN AGRAWAL
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: D KUMAR AND COMPANY THROUGH PARTNER ISHAN AGRAWAL
Second Party	: Not Applicable
Stamp Duty Paid By	: D KUMAR AND COMPANY THROUGH PARTNER ISHAN AGRAWAL
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

(Signature)

Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

FORM 'B'
[See Rule 3 (4)]

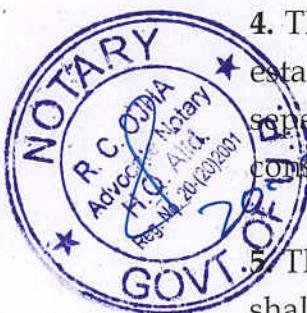
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ishan Agarwal** (*Partner*) duly authorized by the D.Kumar & Company (*Promoter*) of the proposed project.

I, Mr. Ishan Agarwal duly authorized by the promoter of the proposed project "Shree Niketan" 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 project land is not free from all encumbrances. Promoter has taken the Overdraft Limit from State Bank of India for Rs. 6.00 Crore, Copy attached with the registration application.
3. That the time period within which the project shall be completed by promoter is 31.12.2024.
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.
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



A handwritten signature in blue ink, appearing to read 'Ishan Agarwal'.

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.



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 Prayagraj on 20-02-2021.



Deponent

The documents has been presented before me
on 20-2-21 A.M./P.M.
in office at The document is / are
identified as
The signature on the document is of the Executed
and is compared to the Executed which was
found to be correct.
The documents is Attested. (M)

Ramchandra Ojha
Advocate Notary
Smt. Head Quarter Allahabad

20-2-21



R. C. Ojha
Advocate Notary
Diatt. Head Quarter
Allahabad