

Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP76192445333730U
Certificate Issued Date	: 27-Apr-2022 01:07 PM
Account Reference	: IMPACC (SH)/ upshimp17/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHIMP1743599834480232U
Purchased by	: ANS DEVELOPERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	:
First Party	: ANS DEVELOPERS PVT LTD
Second Party	: NA
Stamp Duty Paid By	: ANS DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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AFFIDAVIT

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INDEX

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Date _____

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.

FORM 'B'
[See rule3 (4)]

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

Affidavit cum Declaration

I, Sheo Janam Chaudhari S/o Late Shri C. D. Chaudhari, aged about 63 years R/o 81, Bal Vihar Colony, Picnic Spot Road, Faridi Nagar, Lucknow do hereby solemnly declare, undertake and state as under:


1. That the deponent is the authorized signatory of **M/s ANS Developers Private Limited** (promoter) of the proposed project **"Whispering Woods (GH-14) Integrated Township"**.
2. That the Promoter has a legal title to the land on which the development of the project is proposed.
3. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are attached with application for registration of the project before RERA.
4. That the time period within which the project shall be completed by promoter is 48 months.
5. That seventy per cent of the amounts realized by the 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.
9. That promoter shall take all the pending approvals on time, from the competent authorities.



SWORN & VERIFIED
BEFORE
Kartikay Kumar
NOTARY PUBLIC
LUCKNOW U.P. INDIA
Date.....

10. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

Lucknow
Dated:27.04.2022

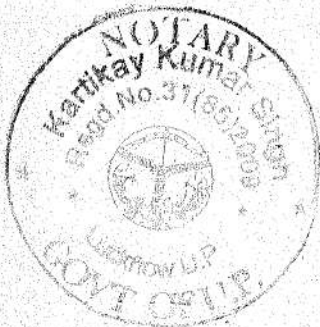

Deponent

Verification

I, Sheo Janam Chaudhari S/o Late Shri C. D. Chaudhari, aged about 63 years R/o 81, Bal Vihar Colony, Picnic Spot Road, Faridi Nagar, Lucknow do hereby declare that the paras 1 to 11 are true to my knowledge.

Lucknow
Dated:27.04.2022


Deponent



SWORN & VERIFIED
BEFORE ME

Kartikay Kumar Singh
Advocate

NOTARY

Lucknow U.P. INDIA

Date

Identify the deponent who has
signed/pul 1. Before me