

FORM B
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Deepankar Pandey s/o Mr. Veer Prakash Pandey** r/o 1-6161 Gomti Nagar Vistar, Sector-1, Gomti Nagar, Lucknow UP 226010 duly authorized by **M/s Vanshika Infra City Private Limited (CIN-U70102UP2015PTC074400)**, promoter of the proposed project- **VANSHIKA ONTARIO** situated at Khasra No.302 & 303 , Village- Anaura, Pargana- Tehsil& Districy- Lucknow vide its authorization dated 16.03.2023.

I, **Mr. Deepankar Pandey s/o Mr. Veer Prakash Pandey** duly authorized by the promoter of the proposed project- **Vanshika Ontario** do hereby solemnly declare, undertake and state as under:

1. That **Nalin Prabhat S/o Shri Virendra Kumar Agarwal & Smt Smrita Agarwal W/o Shri Nalin Prabhat Both R/o Babu Banarasi Das Bhawan, Babu Banarasi Das Nagar, 55, Purana Qila Lucknow** have a legal title to the land on which the development of the proposed project is to be carried out

AND

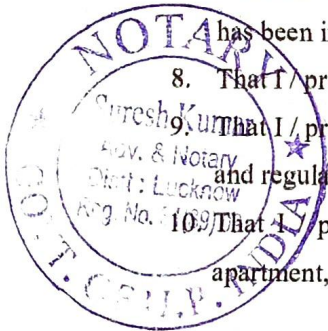
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Sworn and Verified
Before Me

Deepankar Pandey

13/3/23
SURESH KUMAR
Advocate & Notary Public
417/175, Ka/14, Near Majar Devi Das Marg
Niwaj ganj, Chowk, Lucknow

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **02 March 2028.**
4. That seventy percent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised 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.



Deepanker Sandey
Deponent

Verification

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

Verified by me at.....on this.....day of....., 20..

Sworn and Verified
Before Me

13/5/23
SURESH KUMAR
Advocate & Notary Public
417/175, Ka/14, Near Majar Devi Das Marg
Niwaj ganj, Chowk, Lucknow

I Identify the deponent/executant who
has/have signed before me

Deepanker Sandey
Deponent



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP00669849454043V
Certificate Issued Date	: 03-May-2023 02:43 PM
Account Reference	: NEWIMPACC (SV)/ up14351804/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1435180495786995488634V
Purchased by	: NALIN PRABHAT AND SMRITA AGARWAL
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: NALIN PRABHAT AND SMRITA AGARWAL
Second Party	: Not Applicable
Stamp Duty Paid By	: NALIN PRABHAT AND SMRITA AGARWAL
Stamp Duty Amount (Rs.)	: 10 (Ten only)

सत्यमेव जयते



Please write or type below this line

Smriti Agarwal
Nalin Prabat

SWORN VERIFIED
BEFORE ME
Karlikey Kumar Singh
Advocate

NOTARY
Lucknow (U.P.) India

Date: 3/5/2023
1. The document on which this Stamp Certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
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

NALIN PRABHAT AND SMRITA AGARWAL, NR., V PRABHAT AND SMRITA AGARWAL NALIN PRABHAT AND SMRITA AGARWAL NALIN PRABHAT AND SMRITA AGARWAL NALIN PRABHAT AND SMRITA AGARWAL

AFFIDAVIT

I/We (1) Sri Nalin Prabhat s/o Shri Virendra Kumar Agarwal age about 53 years occupation Businessman, (2) Smt. Smrita Agarwal w/o Sri Nalin Prabhat both Residing at Babu Banarsi Das Bhawan, Babu Banarsi Nagar, 55, Purana Qila Lucknow do solemnly affirm and state that:

1. We are law full and absolute owner of the following property (Land) situated at
 - (A) Khasra No.302, Vill-Anaura Tehsil-Lucknow Distt- Lucknow admeasuring 0.253 Hect entrusted to the deponent no. 1 vide sale deed No 9770 dated 11.11.2005
 - (B) Khasra No.302, Vill-Anaura Tehsil-Lucknow Distt- Lucknow admeasuring 0.7875 Hect entrusted to the deponent no. 2 vide sale deed No 9769 dated 11.11.2005
 - (C) Khasra No.303, Vill- Anaura Tehsil-Lucknow Distt-Lucknow admeasuring 0.3695 Hect entrusted to the deponent no. 1 vide sale deed No. 11180 dated 26.12.2005
 - (D) Khasra No.303, Vill- Anaura Tehsil-Lucknow Distt- Lucknow admeasuring 0.3695 Hect entrusted to me vide sale deed No. 14467 dated 26.12.2009
 - (E) Khasra No.302, Vill- Anaura Tehsil- Lucknow Distt- Lucknow admeasuring 1.0405 Hect entrusted to us vide sale deed No 9480 dated 17.10.2007

2. We had entered in to an registered agreement dated 17.10.2018 with M/s Vanshika Infra City Pvt Ltd (CIN-U70102UP2015PTC07444000) having its registered office at 3/45 Viram Khand Gomti Nagar Lucknow represented through its Director Mr. Deepankar Pandey (DIN-02072426) for development of said aforesaid land as per the Plan approved by appropriate authority. The said agreement was registered in Book No.4 Zild No.550 Page No. from 163 to 190 sl No.755 dated 17.1.2018 in the Office of Sub Registrar Sadar III.

3. The said agreement was required to be executed by the second party with in the 04 years from the date of entering in to aforesaid agreement.

4. The Second party had initiated and taken all reasonable steps to execute the contract and got the project approved from appropriate authority i.e. Zila Panchayat in the year 2020, however mean time the pandemic COVID-19 had started spreading all over the world and in India as well and the nationwide lock down was imposed in the year 2020.

5. During this period of pandemic, the Jurisdiction of my land as mention in para1 this affidavit was shifted from Zila Panchayat to LDA (Lucknow Development Authority). After situation became normal the second party re-started from beginning and submitted the application to LDA for its approval on 23.07.2021 it received the LDA sanction on 27.12.2021, Mortgage deed executed in favour of



Handwritten signatures: Nalin Prabhat, Smrita Agarwal

SWORN VERIFIED
BEFORE ME
Kartikay Kumar Singh
Advocate

NOTARY
Lucknow (U.P.) India
Date 3/5/2023

Handwritten signatures: Nalin Prabhat, Smrita Agarwal

LDA on 21.04.2022 and received the approval on 13.03.2023 which is valid up to 02.03.2028. The second party approached me after the LDA sanction on bonafide reasons for the extension of time for execution of project for which I was agreed upon and I entered in to an agreement on 11.05.2022 as per para13, page 11 of the registered agreement dated 17.10.2018.

6. By reason of Force Majeure, the Second party was unable to execute the contract even if all the vigilant efforts were deployed to abate the Force Majeure.
7. Now, being the co-promoter of the project on above said land , I agree / grant & confirm for the extension of period for execution of the above cited registered agreement and any amendment thereto (present or future) up to the 02.03.2028 (the period of validity of approval by LDA) for bona fide reason without any other terms and condition attached hereto.
8. We further confirm that being the co-promoter of project (applied for registration vide application ID No. 722903) We will abide by the Law / rules/ regulation / notifications directions (including amendment thereto) given by RERA authority from time to time.

We say that, whatever stated here in above are true to our best of our knowledge and belief & We believe the same are to be true & correct & nothing has concealed by us.

Solemnly affirmed at Lucknow this 03rd day of May 2023



Kartikeya
Smita Singh

Deponents

Before me Notary

**SWORN VERIFIED
BEFORE ME**
Kartikay Kumar Singh
Advocate
NOTARY
Lucknow (U.P.) India
Date. *3/5/2023*

I know and identify the deponent who has signed this before me.