



INDIA NON JUDICIAL

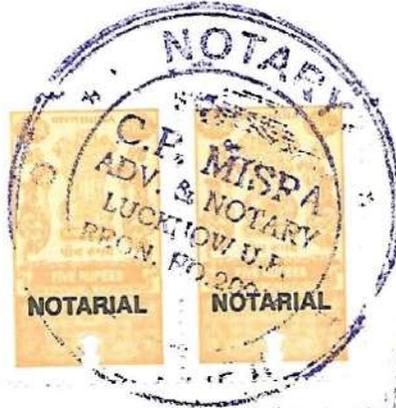
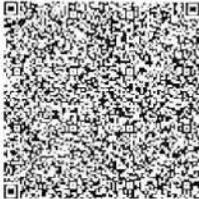


IN-UP28505594660784W

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP28505594660784W  
 Certificate Issued Date : 08-Jan-2024 12:37 PM  
 Account Reference : NEWIMPACC (SV)/ up14707504/ LUCKNOW SADAR/ UP-LKN  
 Unique Doc. Reference : SUBIN-UPUP1470750452898966705093W  
 Purchased by : ONELLA REALTY PRIVATE LIMITED LUCKNOW  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : ONELLA REALTY PRIVATE LIMITED LUCKNOW  
 Second Party : NOT APPLICABLE  
 Stamp Duty Paid By : ONELLA REALTY PRIVATE LIMITED LUCKNOW  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



Please write or type the words in Hindi

*24/1/2024*  
**C.P. MISRA**  
 ADV. & NOTARY  
 HQ LUCKNOW U.P. INDIA  
 REGN. NO. 20914  
 EXPIRY DATE-15-3-2025

Validity Alert

1. In a family of the stamp certificate, it is the responsibility of the purchaser to ensure that the stamp certificate is valid and authentic.
2. The date of striking the legitimacy is at the discretion of the purchaser.
3. In case of any discrepancy, please inform the competent authority.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Akshay Agarwal duly authorized by the promoter M/S ONELLA REALTY PVT. LTD., of the proposed project vide their Board Resolution dated 02.12.2023

I, Akshay Agarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/S Mohan Developers have/has 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.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances NIL including details of any rights, title, Interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is date 10.07.2028.
4. That seventy per cent 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.



24/1/24  
C.P. MISRA  
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HQ. KUNDAWA O.P. INDIA  
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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.

  
Deponent

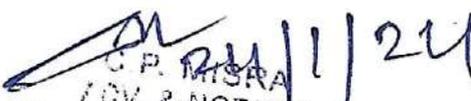
**Verification**

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 LUCKNOW on this 30<sup>TH</sup> day of December 2023

  
Deponent



Sworn and Verified  
Before Me  
  
C.P. MISRA  
ADV. & NOTARY  
HQ LUCKNOW U.P. INDIA  
REG. NO 2001  
EXPIRY DATE 30/12/23

Identify the deponent/Executant/Soraly  
who has/have signed/Placed before me.  
