



सत्यमेव जयते

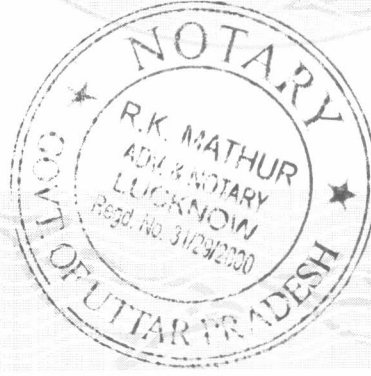
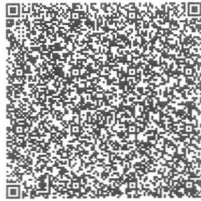
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

[Signature]
N. K. Dubey
Licence No. UP14106404

Certificate No.	: IN-UP59374122995570T
Certificate Issued Date	: 03-Apr-2021 01:45 PM
Account Reference	: NEWIMPACC (SV)/ up14106404/ LUCKNOW/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1410640406181117030146T
Purchased by	: FORTUNA FOUNDATION ENGINEERS AND CONSULTANTS P LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: FORTUNA FOUNDATION ENGINEERS AND CONSULTANTS P LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: FORTUNA FOUNDATION ENGINEERS AND CONSULTANTS P LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



-----Please write or type below this line-----

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

Affidavit cum Declaration

Affidavit cum Declaration of **FORTUNA FOUNDATION ENGINEERS & CONSULTANTS PVT. LTD.** promoter of the project – **FORTUNA EXPERIENCE CENTER**

Sworn & Verified

before me Notary

R. K. MATHUR

ADV. & NOTARY

LUCKNOW U.P. INDIA

Regd. No. 3129/2000

FORTUNA FOUNDATION ENGINEERS & CONSULTANTS PVT. LTD.

[Signature] Director

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 details of this Certificate and available on the website / Mobile App renders it invalid.
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.

I, Gaurav Agarwal, Director of the **M/S FORTUNA FOUNDATION ENGINEERS & CONSULTANTS PVT. LTD.** promoter of the project - **FORTUNA EXPERIENCE CENTER** do hereby solemnly declare, undertake and state as under:

1. **M/S FORTUNA FOUNDATION ENGINEERS & CONSULTANTS PVT. LTD.** have a legal title to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land is enclosed herewith.

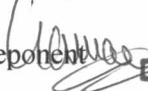
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **December, 2023.**
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited 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.

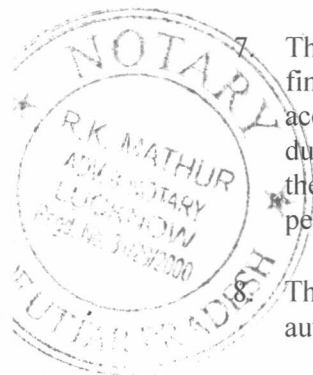
7. That I promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in Practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amounts 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.

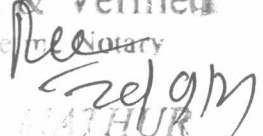
10. That I promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds. **FORTUNA FOUNDATION ENGINEERS & CONSULTANTS PVT. LTD.**

Deponent  Director



Sworn & Verified

before me


R. K. MATHUR

Adv. & NOTARY

Lucknow U.P. INDIA

Regd No. 29/2000

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 Lucknow on this 18th day of September, 2021.

**FORTUNA FOUNDATION ENGINEERS
& CONSULTANTS PVT. LTD.**


Director
Deponent



Sworn & Verified
before me Notary


R. K. MATHUR
Adv. & Notary
Lucknow U.P. INDIA
Regd No. 112/2000

NOTARY AND DEPARTMENTAL
STAMP