



INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP77576202833357V

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Signature

ACC Name - Ramchandra Jaiswal ACC Code-UP14217404

ACC Address - 252/12, Nai Basti Kydganj, Prayagraj

Mobile No. 9936018910

License No. 382 Tahsil & District - Prayagraj

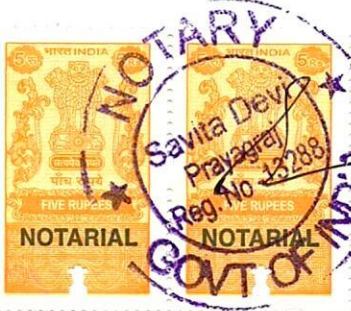
Certificate No. : IN-UP77576202833357V
 Certificate Issued Date : 21-Nov-2023 11:31 AM
 Account Reference : NEWIMPACC (SV)/ up14217404/ PRAYAGRAJ SADAR/ UP-AHD
 Unique Doc. Reference : SUBIN-UPUP1421740450818913543249V
 Purchased by : MAABHAGWATI DEVELOPERS LLP
 Description of Document : Article 4 Affidavit
 Property Description : AFFIDAVIT
 Consideration Price (Rs.) :
 First Party : MAABHAGWATI DEVELOPERS LLP
 Second Party : Not Applicable
 Stamp Duty Paid By : MAABHAGWATI DEVELOPERS LLP
 Stamp Duty Amount(Rs.) : 10
 (Ten only)

सत्यमेव जयते



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24/11/23

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.
3. 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. **Shashank Agarwal** duly authorized by the promoter **M/s "Maabhagwati Developers LLP"** of the proposed project "**Gitanjali Shreeniketan**".

I, **Shashank Agarwal** duly authorized by the promoter of the proposed project 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 to be carried out
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 **30.09.2028**.
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 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



incompliance 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 23.11.2023


Deponent



Identified by
Advocate
Prayagraj

SOLEMNLY AFFIRMED before me
By Sri/Sir Shashank Agrawal
I.D. by


Savita Devi
Advocate Notary
Prayagraj

24/11/23

MAABHAGWATI DEVELOPERS LLP

Regd. Off: House No. 19/13, L.B.S. Marg, Civil Lines, Prayagraj Allahabad -211001

LLPIN : AAZ-4802

email-Id – shashankagarwal000000@gmail.com

EXTRACTS FROM THE MINUTES OF THE MEETING OF THE DESIGNATED PARTNERS OF THE MAABHAGWATI DEVELOPERS LLP HELD ON 10TH DAY OF SEPTEMBER, 2023 AT 11:00 A.M. AT HOUSE NO. 19/13, L.B.S. MARG, CIVIL LINES, PRAYAGRAJ-211001 THE REGISTERED OFFICE OF THE LLP.

To authorise Mr. Shashank Agarwal Designated Partner of the LLP, to apply for and obtain all necessary NOCs / Licenses/ Approvals/ Permissions/ Certificates/ Connection etc. from all the concerned departments.

RESOLVED THAT in respect of the proposed development at LLP's Free Hold Land Situated at 25/16, 25A/16A, 25B/16B Jhule Lal Nagar, Lukar Ganj, Prayagraj Mr. Shashank Agarwal, Designated Partner of the LLP, be and is hereby severally authorized to apply for and obtain all necessary NOCs / Licenses/ Approvals/ Permissions/ Certificates/ Connection etc. from all the concerned departments including but not limited to PDA, National Highway Authority of India (NHAI), Airport Authority Of India (AAI), Jal Kal Vibhag, Pollution Control Board(s), Fire Service Department, Nagar Nigam, Traffic Department, Jal Sansthan, Directorate of Geology & Mining, Uttar Pradesh, Public Work Department, Deputy Commissioner Office, Sub-Divisional Magistrate (SDM), Police Station, any /all State Government Department, Central Government Department, Local Bodies, Statutory Authorities etc. for and on behalf of the LLP.

RESOLVED THAT the above said Mr. Shashank Agarwal, Designated Partner of the LLP, be and is hereby severally authorized to sign for and on behalf of the LLP for and obtain all necessary NOCs / Licenses/ Approvals/ Permissions/ Certificates/ Connection etc. from all the concerned departments, deposit money and to do all such acts, deeds and things as may be required to obtain necessary approvals to the aforesaid resolution.”


Certified true copy.



For Maabhagwati Developers LLP



Sanjeev Agarwal
(Designated Partner)
R/o : 265/316, Old Katra,
Allahabad-211001
DIN No. 00353870



Shashank Agarwal
(Designated Partner)
R/o B-304/305, 60/48,
Pushpendra Elgin Heights,
Civil Lines, Allahabad-211001
DIN :02264874