

**INDIA NON JUDICIAL**

IN-UP79071245402825X

Government of Uttar Pradesh**e-Stamp****Certificate No.**

IN-UP79071245402825X

Certificate Issued Date

09-Jun-2025 01:07 PM

Account Reference

NEWIMPACC (SV)/ up14153204/ AGRA SADAR/ UP-AGR

Unique Doc. Reference

SUBIN-UPUP1415320455713391708199X

Purchased by

DISTRICT NOTARY STAMP

Description of Document

Article 42 Notarial Act

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

DISTRICT NOTARY STAMP

Second Party

Not Applicable

Stamp Duty Paid By

DISTRICT NOTARY STAMP

Stamp Duty Amount(Rs.)10
(Ten only)

ACC NAME RAKESH KUMAR JAIN
STAMP VENDOR
LICENCE NUMBER-8
E-STAMPING ACC ID-UP14153204
TEHSIL SADAR DIST-AGRA

सत्यमेव जयते



Please write or type below this line

IN-UP79071245402825X

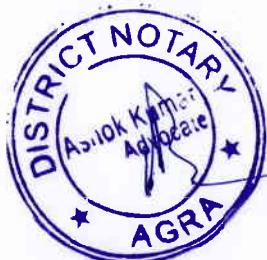
**Statutory Alert:**

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.

Affidavit cum Declaration

Affidavit cum declaration of Mr. Kamal Kumar Keshwani Director M/s Lodhi Infrapromoters Pvt. Ltd. & promoter of the project 'Buland Avenue' situated at Khasra No. 697,698 & 700, upgram naupura, Basai Bahadur, Mauza Basai Mustqil Chungi Bahar, Tajganj, Agra do hereby solemnly declare, undertake and state as under :-

1. The promoter has a legal title of the land on which the development of the project is proposed in the name of M/s Lodhi Infrapromoters Pvt. Ltd..
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 03/04/2030.
4. That seventy per cent of amounts released 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 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentages of completion of the project.
6. That amount from the separate account shall be withdrawn after it is certified by an engineer, and 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/promoters 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. The I/promoter shall not discriminate against any allottee at the time of allotment of any plot as the case may be, on any grounds.

Verification

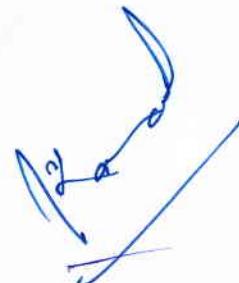
The contents of above affidavit are correct and nothing material has been concealed by me therefrom.

Verified by me at AGRA on this 09/06 June 2025.



ATTESTED

ASHOK KUMAR
Advocate
DISTT NOTARY
AGRA

A handwritten signature in blue ink, appearing to read 'Ashok Kumar'.

9/6/25