



INDIA NON JUDICIAL



IN-UP07589861689081W

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP07589861689081W
 Certificate Issued Date : 03-Oct-2024 12:32 PM
 Account Reference : NEWIMPACC (SV)/ up14690704/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1469070411979788991696W
 Purchased by : ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD
 Stamp Duty Amount (Rs.) : 10
 (Ten only)

सत्यमेव जयते



Please write / type below this line

प्रियंका यादव

SWORN VERIFIED
BEFORE MEKarikay Kumar Singh
(Agent)

NOTARY

Lucknow (U.P.) INDIA

Date.....

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilstamp.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.
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3. In case of any discrepancy please inform the Competent Authority.



FORM 'B'

{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 **Mrs. Priyanka Devi** (Director) duly authorized by the **Anushthan Builders & Developers Pvt. Ltd.** Of the proposed project **Vedic Village Phase – I**

Priyanka Devi duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :-

1. That promoter has legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within the project shall be completed by promoter is 28/09/2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

**SWORN VERIFIED
BEFORE ME**
Kartik Kumar Singh
(Advocate)
NOTARY
Lucknow (U.P.) INDIA
Date.....

प्रियंका यादव

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 in compliance 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 regulations made under the Act.

10. That and 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.

प्रियंका यादव
Deponent

Verification

The content of any above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

I identify the deponent verified by me at Lucknow on/...../...

has /have signed before me.

प्रियंका यादव
Deponent

SWORN VERIFIED
BEFORE ME
Kamlesh Kumar Singh
(Advocate)
NOTARY
Lucknow (U.P.) INDIA
Date

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

INDIA NON JUDICIAL



IN-UP07580842981433W

Government of Uttar Pradesh

e-Stamp



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount (Rs.)

: IN-UP07580842981433W

: 03-Oct-2024 12:30 PM

: NEWIMPACC (SV)/ up14690704/ LUCKNOW SADAR/ UP-LKN

: SUBIN-UPUP1469070411988473238828W

: ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD

: Article 4 Affidavit

: Not Applicable

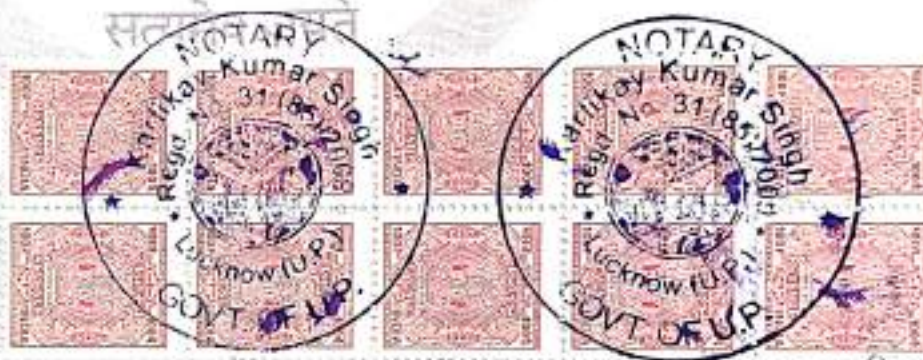
: ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD

: Not Applicable

: ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD

: 10

(Ten only)



Please write or type below this line

ARUN Singh

SWORN VERIFIED
BEFORE MEKarthikay Kumar Singh
(Advocate)

NOTARY

Lucknow (U.P.) INDIA

Date.....

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FORM 'B'

{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. Arun Pratap Singh (Director) duly authorized by the
Anushthan Builders & Developers Pvt. Ltd. Of the proposed project Vedic Village Phase – I

Arun Pratap Singh duly authorized by the promoter of the proposed project do hereby
solemnly declare, undertake and state as under :-

1. That promoter has legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within the project shall be completed by promoter is 28/09/2026.
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, and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

**SWORN VERIFIED
BEFORE ME**

Kartik Kumar Singh
(Advocate)
NOTARY
Lucknow (U P.) INDIA
Date.....

Arun Singh

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 in compliance 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 regulations made under the Act.



10. That and 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.

ARUN Singh
Deponent

Verification

The content of any above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

I identify the deponent verified by me at Lucknow on/...../...

has /have signed before me.

ARUN Singh
Deponent

SWORN VERIFIED
BEFORE ME
Kartikay Kumar Singh
(Advocate)
NOTARY
LUCKNOW (U.P.) INDIA
Date.....

I know and identify the deponent who
has signed (put T.), before me.



INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP07594652595716W

e-Stamp



01/10/2024 12:33 PM

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 Stamp Duty Paid By : ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD
 Stamp Duty Amount(Rs.) : 10
 (Ten only)

सत्यमेव जयते



IN-UP07594652595716W

Please write or type below this line

SWORN VERIFIED
 BEFORE ME
Kamal Kumar Singh
 (Advocate)
 NOTARY
 Lucknow (U.P.) INDIA

श्रीमती सरोजा राय

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ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD

FORM 'B'

{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 Mrs. Saroj Rai (Director) duly authorized by the **Anushthan
Builders & Developers Pvt. Ltd.** Of the proposed project **Vedic Village Phase – I**

Saroj Rai duly authorized by the promoter of the proposed project do hereby solemnly
declare, undertake and state as under :-

1. That promoter has legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within the project shall be completed by promoter is 28/09/2026.
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, and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

BEFORE ME
Kartikay Kumar Singh
(Advocate)
NOTARY
Gurgaon (U.P.) INDIA
Date:

श्रीमती सरोज राय

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 in compliance 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 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.

श्रीमती सरोज राय
Deponent

Verification

The content of any above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

I identify the deponent verified by me at Lucknow on/...../...

has /have signed before me.

श्रीमती सरोज राय
Deponent

SWORN VERIFIED
BEFORE ME
Kartikay Kumar Singh
(Advocate)
NOTARY
Lucknow (U.P.) INDIA
Date.....

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



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP07562886041525W

e-Stamp



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount (Rs.)

: IN-UP07562886041525W
: 03-Oct-2024 12:30 PM
: NEWIMPACC (SV)/ up14690704/ LUCKNOW SADAR/ UP-LKN
: SUBIN-UPUP1469070411985794126162W
: ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD
: Article 4 Affidavit
: Not Applicable
: ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD
: Not Applicable
: ANUSHTHAN BUILDERS AND DEVELOPERS PVT LTD
: 10
: (Ten only)



Please write or type below this line

Anuj

SWORN VERIFIED
BEFORE ME
Notary Kumar Singh
(Advocate)
Lucknow (U.P.) INDIA
Date

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FORM 'B'

{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. Anuj Kumar Yadav** (Director) duly authorized by the promoter **Anandthan Builders & Developers Pvt. Ltd.** Of the proposed project **Vedic Village Phase – I**

Anuj Kumar Yadav duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :-

1. That promoter has legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within the project shall be completed by promoter is 28/09/2026.
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, and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

**SWORN AND VERIFIED
BEFORE ME**

Kartikay Kumar Singh
(Advocate)

**NOTARY
LUCKNOW (U.P.) INDIA**

Date.....

Anuj

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 in compliance 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 regulations made under the Act.

10. That and promoter shall not discriminate against any allottee at the time of allotment of any allotment, plot or building, as the case may be, on any grounds.



Anuj
Deponent

Verification

The content of any above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

I identify the deponent verified by me at Lucknow on/...../...

has /have signed before me.

Anuj
Deponent

SWORN VERIFIED
BEFORE ME
Kartikay Kumar Singh
(Advocate)
NOTARY
Lucknow (U.P.) INDIA
Date.....

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