



INDIA NON JUDICIAL



IN-UP05196310986422W

Government of Uttar Pradesh

e-Stamp

ACC NAME-RAKESH KUMAR  
STAMP VENDOR  
LICENCE NUMBER-8  
E-STAMPING ACC ID-UP1415320/10  
TEHSIL-SADAR, DIST-AGRA

Certificate No. : IN-UP05196310986422W  
Certificate Issued Date : 08-Jul-2024 05:32 PM  
Account Reference : NEWIMPACC (SV)/ up14153204/ AGRA SADAR/ UP-AGR  
Unique Doc. Reference : SUBIN-UPUP1415320406915085823787W  
Purchased by : DISTRICT NOTARY ADVOCATE  
Description of Document : Article 42 Notarial Act  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : DISTRICT NOTARY ADVOCATE  
Second Party : Not Applicable  
Stamp Duty Paid By : DISTRICT NOTARY ADVOCATE  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line



280  
08/07/24

08/07/24  
मुसमदा विनियमन, अग्रा, 2024  
नगरपालिका

## Statutory Alert:

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2. Any discrepancy at the below website [e-stampings.com](http://e-stampings.com) or as available on the website of Ministry of Revenue & Taxation should be reported to the concerned authority.
3. In case of any discrepancy, please inform the concerned authority.





INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP05258915090085W

e-Stamp

ACC NAME-RAKESH KUMAR JAIN  
STAMP VENDOR  
LICENCE NUMBER 8  
e-STAMPING ACC IN-UP1415320  
TEHSIL-SADAR, DIST-AGRA

Certificate No. : IN-UP05258915090085W  
Certificate Issued Date : 08-Jul-2024 06:19 PM  
Account Reference : NEWIMPACC (SV)/ up14153204/ AGRA SADAR/ UP-AGR  
Unique Doc. Reference : SUBIN-UPUP1415320407034338349933W  
Purchased by : GANPATI INFRASTRUCTURE DEVELOPMENT CO LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : GANPATI INFRASTRUCTURE DEVELOPMENT CO LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : GANPATI INFRASTRUCTURE DEVELOPMENT CO LTD  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line

This stamp paper is an Integral Part of  
Affidavit cum Declaration of REPA.

Handwritten signature



## Statutory Alert

1. The authenticity of any stamp certificate issued by e-stamp.gov.in or using e-Stamp Mobile App at Block Printing and distribution in the details on this Certificate and as indicated on the website / Mobile App remains intact.
2. The value of stamping fee is indicated in the words in the certificate.
3. In case of any discrepancy please inform the Competent Authority.



**Form 'B'**

**[See rule3(4)]**

**DECLARATION, SUPPORTED BY AN AFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Nikhil Agarwal (Authorized Signatory) duly authorized by the **Ganpati Infrastructure Development Company Limited** (promoter) of the proposed project "**Ganpati Smart City - Samriddhi Comfort Homes**"

Mr. Nikhil 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 proposed.
2. Those details of encumbrances including details of any right, title, interest or name of any party in or over such land, along with details are attached with application for registration of the project before RERA.
3. That the time period within which the project shall be completed by promoter is by 31.12.2027.
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 amount 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 engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



*[Handwritten signature]*



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, 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 the 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

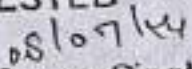
Verification

The contents of my above Affidavit and Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Agra on 08.07.2024

  
Deponent



ATTESTED  
  
Rakesh Kumar Singh  
Reg. No. 2107/02, Gazetted Officer  
Distt Notary, AGRA