



INDIA NON JUDICIAL



IN-UP05196310986422W

Government of Uttar Pradesh

e-Stamp

ACC NAME-RAKESH KUMAR SINGH
STAMP VENDOR
LICENCE NUMBER-8

E-STAMPING ACC ID-UP14153210
TEHSIL-SADAR, DIST-AGRA

01/01/2024

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

IN-UP05196310986422W



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08107724
पंजाब राज्य न्यायालय

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.statecourts.gov.in or using e-Stamp Mobile App or Stock Holder Anytime App as the details on this Certificate will be available on the website / mobile app when it is valid.
- The date of issuing the witnessess on the copy of this certificate.
- In case of any discrepancy, please inform the competent authority.



INDIA NON JUDICIAL



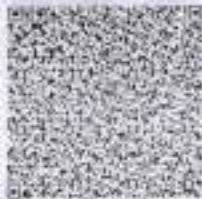
IN-UP05258915090085W

Government of Uttar Pradesh

e-Stamp

ACC NAME-RAKESH KUMAR JAWA
STAMP VENDOR
LICENCE NUMBER-8
STAMPING ACC ID-UP1415320
VILL-SADAR, DIST-AGRA

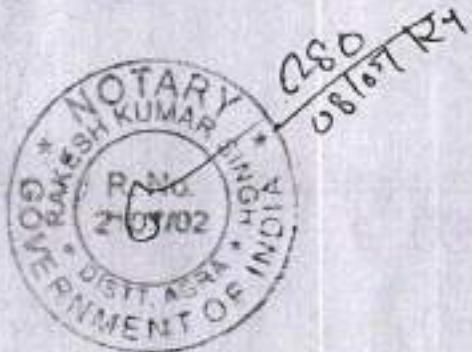
Certificate No. : IN-UP05258915090085W
 Certificate Issued Date : 08-Jul-2024 06:19 PM
 Account Reference : NEWIMPACC (SV)/ up14153204/ AGRA SADAR/ UP-AGR
 Unique Doc. Reference : SUBIN-UPUP1415320407034338349933W
 Purchased by : GANPATI INFRASTRUCTURE DEVELOPMENT CO LTD
 Description of Document : Article 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

WWTJS



Statutory Alert

- The validity of the Notary seal can only be verified at www.nationalnotary.org using e-Stamp Model A or B.
- The document contains details on the Certificate and an image of the witness / Notary seal.
- In case of any discrepancy, contact the concerned authority.

Form 'B'

[See rule3(4)]

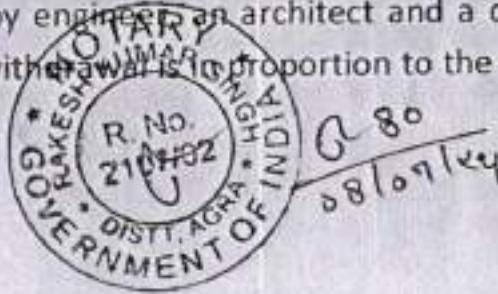
DECLARATION, SUPPORTED BY AN AFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

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.



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 cut Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Agra on 08.07.2024



Deponent



280
08/07/24

ATTESTED

08/07/24

Rakesh Kumar Singh
Reg. No. 210702, Gazetted Officer
Distt Notary, Agra