



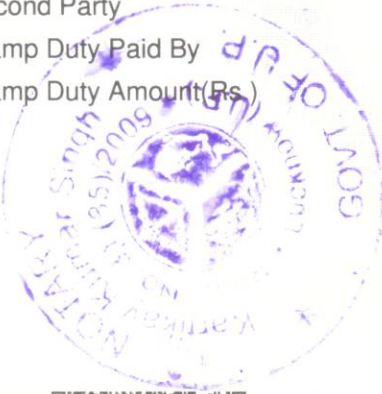
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp



|                                  |                                                     |
|----------------------------------|-----------------------------------------------------|
| <b>Certificate No.</b>           | : IN-UP27354337704724T                              |
| <b>Certificate Issued Date</b>   | : 09-Nov-2021 04:49 PM                              |
| <b>Account Reference</b>         | : NEWIMPACC (SV)/ up14561004/ LUCKNOW SADAR/ UP-LKN |
| <b>Unique Doc. Reference</b>     | : SUBIN-UPUP1456100444412969981482T                 |
| <b>Purchased by</b>              | : GPCL BUILDERS AND DEVELOPERS PVT LTD              |
| <b>Description of Document</b>   | : Article 4 Affidavit                               |
| <b>Property Description</b>      | : Not Applicable                                    |
| <b>Consideration Price (Rs.)</b> | :                                                   |
| <b>First Party</b>               | : GPCL BUILDERS AND DEVELOPERS PVT LTD              |
| <b>Second Party</b>              | : Not Applicable                                    |
| <b>Stamp Duty Paid By</b>        | : GPCL BUILDERS AND DEVELOPERS PVT LTD              |
| <b>Stamp Duty Amount (Rs.)</b>   | : 100<br>(One Hundred only)                         |



-----Please write or type below this line-----

**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

I, **Bindu Verma** (Dir. GPCL Builders and Developers Pvt. Ltd.)  
Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide  
it's/his/their authorization dated \_\_\_\_\_;

**NOTARY**  
K. Kumar Singh  
Lucknow (U.P.) INDIA  
Date: 17/11/2021

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.
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.

I, Bindu Verma(Dir. GPCL Builders and Developers Pvt. Ltd.) Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 22 Sep 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 the 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, 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 / promoter 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. That, I/promoter shall not discriminate against any allottee at the time of allotment of any shop, office, as the case may be, on any grounds.

Deponent  
G.P.C.L. Builders & Developers Pvt. Ltd.

बिन्दु वर्मा

Verification Director

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this \_\_\_\_\_ day of \_\_\_\_\_.

Deponent

G.P.C.L. Builders & Developers Pvt. Ltd.

बिन्दु वर्मा  
Director

SWORN VERIFIED  
BEFORE ME

Kartik Singh  
(Advocate)

NOTARY

Lucknow (U.P.) INDIA

Date 17/11/2021

I know and identify the deponent  
has signed the affidavit as