



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

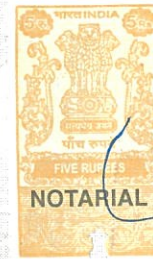
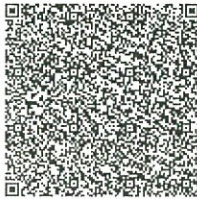
Name-VIJAY KUMAR

ACC Code -UP14409604

Address Civil Court, Gorakhpur

Tehsil - Disa -Sadar, Gorakhpur

Certificate No. : IN-UP58047942355638V
 Certificate Issued Date : 15-Mar-2023 11:48 AM
 Account Reference : NEWIMPACC (SV)/ up14409604/ GORAKHPUR SADAR/ UP-GRK
 Unique Doc. Reference : SUBIN-UPUP1440960410133430781691V
 Purchased by : AISSHPRA DEVELOPERS PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : AISSHPRA DEVELOPERS PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : AISSHPRA DEVELOPERS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



DIP KUMAR SINGH
NOTARY
 Gorakhpur

Please write or type below this line

IN-UP58047942355638V



✓

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DIP KUMAR SINGH
NOTARY
 Gorakhpur
 15/3/23

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.

FORM 'B'
[See rule 3 (4)]

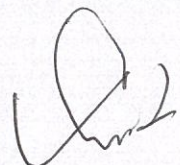
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Atul Saraf** (Authorized Signatory) duly authorized by the **M/s Aishpra Developers Pvt. Ltd.** (promoter) of the proposed project "**Lotus Tower**"

I, Mr. **Atul Saraf** 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. That details of encumbrances including details of any rights, 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 five years.
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, 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, from 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 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.



Verification

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

Verified by me at Gorakhpur on 15.03.2023

Deponent

Deponent

DIP KUMAR SINGH
NOTARY
Gorakhpur
15/3/23

[Handwritten signature]

Identified

Y.K. Sharma
15.3.2023



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Examined the Signature/Thumb impression of
Sri. Atul Saraf
who signed/put his Thumb impression on this
.....
.....
and who has admitted the due execution on this
.....
..... and who has been identified
by Y.K. Sharma

[Handwritten signature]
DILIP KUMAR SINGH
NOTARY
Gorakhpur
15/3/23