



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Name-VIJAY KUMAR

ACC Code-UP14409604

Address Civil Court, Gorakhpur

Tehsil - Dist -Sadar, Gorakhpur

₹10

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

AISSHPPRA DEVELOPERS PRIVATE LIMITED

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

AISSHPPRA DEVELOPERS PRIVATE LIMITED

Second Party

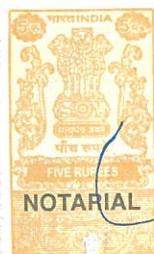
Not Applicable

Stamp Duty Paid By

AISSHPPRA DEVELOPERS PRIVATE LIMITED

Stamp Duty Amount(Rs.)

10
(Ten only)



IN-UP58047942355638V

Please write or type below this line



✓

DILIP 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 rule3 (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 Aisshpra 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.

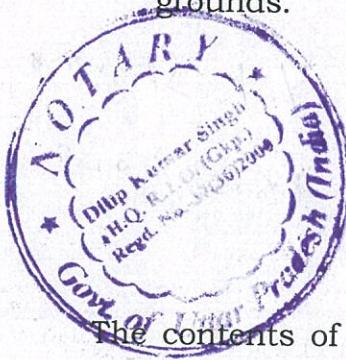
3. That the time period within which the project shall be completed by promoter is five years.

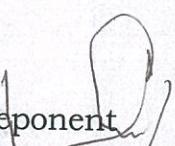
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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.

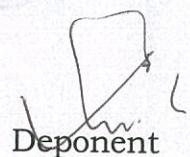


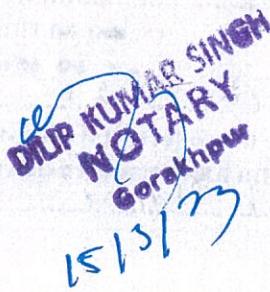

Deponent

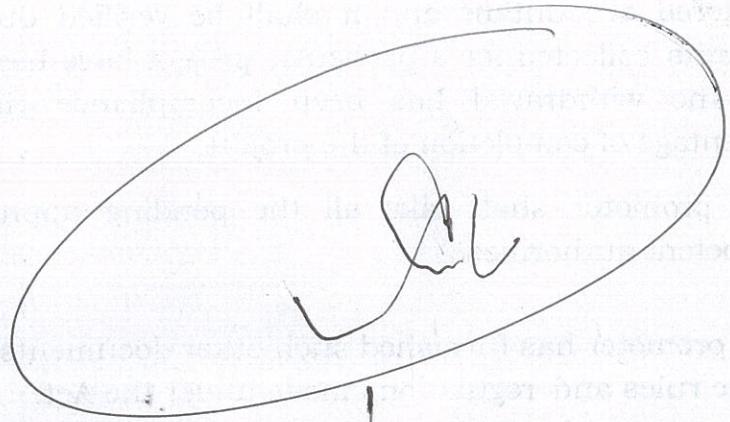
Verification

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


DILIP KUMAR SINGH
NOTARY
Gorakhpur
15/3/23



Identified

Y.K. Sharma

15.3.2023



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..... Signed the Signature/Thumb Impression ..
Sri..... Atul Saraf ..
..... who signed/put his Thumb Impression on on this ..
..... 15 March 2023 ..
..... and who has admitted the due execution on this ..
..... and who has been identified ..
..... Y.K. Sharma ..

DILIP KUMAR SINGH
NOTARY
Gorakhpur
15/3/23