



सत्यमेव जयते

INDIA NON JUDICIAL

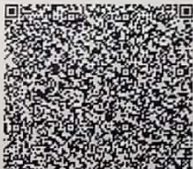
Government of Uttar Pradesh

राजेन्द्र कुमार झा 0-170
पुरानी तहसील, झाँसी
Acc. Code-U.P.-1420070

₹10

e-Stamp

Certificate No.	: IN-UP13612223084849U
Certificate Issued Date	: 31-Jan-2022 04:18 PM
Account Reference	: NEWIMPACC (SV)/ up14200704/ JHANSI SADAR/ UP-JHS
Unique Doc. Reference	: SUBIN-UPUP1420070417961007744004U
Purchased by	: VARDHMANVILLA INFRA ESTATE PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: VARDHMANVILLA INFRA ESTATE PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: VARDHMANVILLA INFRA ESTATE PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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

Please write or type below this line

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of M/s Vardhman villa Infra Estate Pvt.Ltd Promoter of the proposed project/duly authorized by the promoter or the proposed project, vide its /his/their authorization dated 1.12.2021.

I Promoter of the proposed project/duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under-

राजेन्द्र कुमार झा



NOTARY JHANSI

1. The details of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stuck Holding
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
3. The onus of checking the legitimacy is on the users of the certificate
4. In case of any discrepancy please inform the Competent Authority.

1. Vardhman villa Infra Estate Pvt. Ltd. have/has a legal title to the land on which the development of the project is proposed have /has a legal title to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of 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 60 month.
4. That, seventy percent 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 and engineer, 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 month 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 is 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 apartment, plot or building, as the case may be, on any grounds.

Deponent

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VERIFICATION

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.



Serial No.....218
Certified that the foregoing statement
sworn before me this day at.....
by Shri.....Rakesh Singh
to whom the contents of this affidavit have
been read over and explained and who
is identified by Shri.....
Received the legal fee Rs. 35-00 each

31-1-22
KESHAV SINGH NARVARIYA
ADVOCATE