

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20



INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

43AA 315838

**FORM 'B'**  
[Seerule3 (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. Sanjeev Kapoor duly authorized by the M/s. Ganpati Infratech (promoter) of the proposed project "Ganpati Estate Phase 2".

I, Sanjeev Kapoor duly authorized by the promoter of the proposed project do here by solemnly declare, undertake and state as under:-

1. That promoter has a legally valid authentication of title of project land along with an authenticated copy of the agreement between landowners and promoter for development of the real estate project which is enclosed with the application for registration.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 23.04.2030.

For GANPATI INFRATECH

*Sanjeev Kapoor*

PARTNER

Regd. No. 43AA 315838  
Varanasi

स्टाम्प विक्रय की तिथि 15 JUL 2024

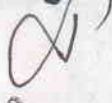
स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पता..... Ganpat Inprotech, Kamadha Varanasi

स्टाम्प की धनराशि..... 20K

स्टाम्प विक्रेता का पूरा नाम : पूनम गुप्ता

लाइसेंस नं० : 278/10-11

विक्रय करने का स्थान व पता : 

सी-28/70, तेलियाबाग, वाराणसी

TWENTY  
RUPEES



Uttar Pradesh

Uttar Pradesh

FORM 11

Stamp Duty

DECLARATION OF THE BUYER AND SELLER

Buyer's Name

I, the undersigned, being a partner in the firm of the above named firm, do hereby declare that the above mentioned property is the property of the above named firm and is not the property of any other person.

I, the undersigned, being a partner in the firm of the above named firm, do hereby declare that the above mentioned property is the property of the above named firm and is not the property of any other person.

I, the undersigned, being a partner in the firm of the above named firm, do hereby declare that the above mentioned property is the property of the above named firm and is not the property of any other person.

Buyer's Name

I, the undersigned, being a partner in the firm of the above named firm, do hereby declare that the above mentioned property is the property of the above named firm and is not the property of any other person.

FOR GANPATI INPROTECH



PARTNER

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 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 to 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.



For GANPATI INFRATECH

*[Signature]*  
Deponent  
PARTNER

**Verification**

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

For GANPATI INFRATECH

*[Signature]*  
Deponent  
PARTNER

Verified by me at Varanasi on 16.06.2025.

Before me  
**SWORN & VERIFIED**  
*[Signature]*  
R.N. Pandey, Adv.  
NOTARY (GOVT. OF U.P.)  
Regd No. 24-5-88  
Varanasi