



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP33468341428090T
Certificate Issued Date	: 13-Aug-2021 04:53 PM
Account Reference	: NEWIMPACC (SV)/ up14347304/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1434730455432061279958T
Purchased by	: PROMINENT DEVELOPERS
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: PROMINENT DEVELOPERS
Second Party	: Not Applicable
Stamp Duty Paid By	: PROMINENT DEVELOPERS
Total Amount (Rs.)	: 100
	(One Hundred only)



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


B. K. Khanna
) Adv & NOTARY
 Lucknow U.P. India
 13.08.2021

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'
[Seerule3(4)]
Affidavit cum Declaration

Affidavit cum Declaration of **Prominent Developers** Promotor of **Prominent Mall**.

I **Amit Krishna Srivastava Partner of Prominent Mall** do here by solemnly declare, undertake and state as under :

Prominent Developers have 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 the agreement between such owner and promoter for development of the real estate project is enclosed here with.

2. That the said land is free from all encumbrances.
3. That the time period with in which the project shall be completed by me/promoter is 05/01/2026.
4. That seventy percent of the amounts realized by me/promoter for the real e-state 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in


B. K. Khanna
Adv & NOTARY
Lucknow U.P. India
13-08-2021



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 apartment, plot or building, as the case may be, on any grounds.


Deponent

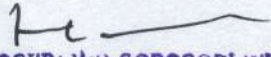
Verification

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 Lucknow on this 13th day of August, 2021.


Deponent


B. K. Khanna
Adv & NOTARY
Lucknow U.P. India
13.08.2021


I identify the deponent who has
signed/put LI before me.



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Signature.....
ACC Name- ATUL KUMAR MISHRA
ACC Code- UP14214504 Lic No.-142
Mob. No.- 9895541568
SADAR TEHSIL, LUCKNOW

Certificate No.

: IN-UP85655185325115T

Certificate Issued Date

: 30-Sep-2021 04:06 PM

Account Reference

: NEWIMPACC (SV)/ up14214504/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference

: SUBIN-UPUP1421450460482651206697T

Purchased by

: AMIT KRISHNA SRIVASTAVA

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: AMIT KRISHNA SRIVASTAVA

Second Party

: Not Applicable

Stamp Duty Paid By

: AMIT KRISHNA SRIVASTAVA

* Stamp Duty Amount (Rs.)

: 10
(Ten only)



.....Please write or type below this line.....

Kartikay Kumar Singh
(Advocate)

NOTARY
Lucknow (U.P.) INDIA

Date: 1/10/2021

Before:

The Competent Authority/ Chairperson,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhawan, State Planning Institute,
Kala Kankar House, Old Hyderabad,
Lucknow – 226007.

In Re:

Letter No. 2009211/ U.P. RERA/ *Pari. Panji.*/ 2021-22,
dated- 20.09.2021 issued by Shri V. B. Singh, Technical
Advisor, U.P. Real Estate Regulatory Authority.

DECLARATORY AFFIDAVIT

We/I, **(i) Riyaz Ahmad**, adult, son of Late Mohammad Hussain,
resident of House No. 475/41-A, Kadam Rasool, Daliganj, Police
Station- Hasanganj, Lucknow, and **(ii) Maqsood Ahmad**, adult,
son of Late Mohammad Siddique, resident of House No. 179/7,
Barood Khana, Golaganj, Police Station- Wazirganj, Lucknow,
hereinafter jointly referred to as 'the Owners' and/or 'the
Deponents' and **(iii) M/s Prominent Developers**, a duly
Registered Partnership Firm, having its Head Office and
Registered Office at M.M. S1/84, Sector- A, S.B.I. Colony, Aliganj
Scheme, Lucknow – 226024, through its Partner and Authorised
Signatory **Shri Amit Krishna Srivastava**, son of Dr. Krishna
Kant Srivastava, resident of M.M. S1/84, Sector- A, S.B.I.
Colony, Aliganj Scheme, Lucknow – 226024, hereinafter referred
to as 'the Promoter' and/or 'the Builder' and/or 'the Deponent',
do hereby, jointly and/or individually, solemnly affirm and state
on oath as under:—

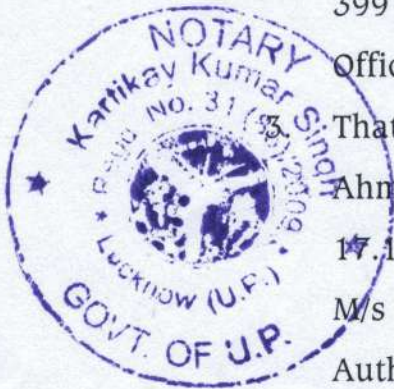
Kartikay Kumar Singh
(Advocate)

NOTARY
LUCKNOW (U.P.) INDIA
Date 11/10/2021

[Signature]

[Signature]

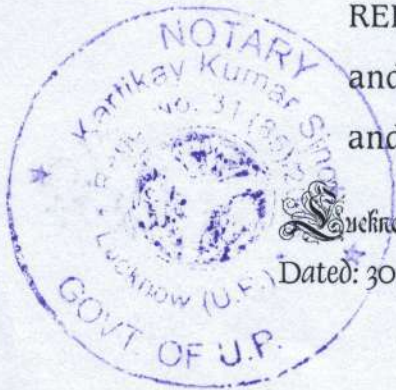
1. That the above-mentioned Deponents, being the Owner/ Builder/ Co-Promoters of the project hereinafter mentioned, are well aware of the facts mentioned in this Affidavit. The Deponents have also been read-over and explained the contents of this Affidavit.
2. That the above named Deponents (i) Riyaz Ahmad and (ii) Maqsood Ahmad are the absolute owners of the plot of land Khasra Nos. 416 and 417 situated at Village Mohibullapur, Pargana, Tehsil and District Lucknow, by virtue of the sale-deed duly registered in Book No. I, Vol. No. 10999, on pages 399 to 422 at Sl. No. 17731 registered on 18.12.2013 at the Office of the Sub-Registrar-IV, Lucknow.
3. That the Deponents (i) Riyaz Ahmad and (ii) Maqsood Ahmad jointly have entered into a Builder Agreement on 17.10.2021 with the said Promoter/Builder/Deponent (iii) M/s Prominent Developers, through its Partner and Authorised Signatory Shri Amit Krishna Srivastava to raise and construct their intended multistoried commercial project, that is a 'Mall', on the said lands and the said Builder Agreement has been duly registered in Book No. I, Vol. No. 16741, on pages 1 to 50 at Sl. No. 13451 registered on 17.10.2018 at the Office of the Sub-Registrar-IV, Lucknow.
4. That the map(s) and plan(s) for the construction of the said 'Mall' on the said lands has/have been duly passed and sanctioned by the Prescribed Authority vide its Order dated 07.01.2021, Permit No. 43174.



Kartikay Kumar Singh
(Advocate)

NOTARY
Lucknow (U.P.) INDIA
Date 11/10/2021

5. That all the said three Deponents, jointly and individually, do hereby declare that till date they have not booked and/or sold or agreed to sell or to let-out on lease or to transfer of any building, space or its part within the said sanctioned project, to be constructed or otherwise, to any person, firm, company, institution, business house, franchisee, agent, agency or else, in any manner whatsoever it may be.
6. That all the said three Deponents, jointly and individually, do hereby further declare that they have neither applied for any project on the said lands or any part of that lands nor any project has been registered on the said lands in the RERA on the same Khasra Nos., that are – Khasra No. 416 and 417 situated at Village Mohibullapur, Pargana, Tehsil and District Lucknow.



Lucknow.
Dated: 30.09.2021.

(RIYAZ AHMAD)
DEPONENT NO.1.

(MAQSOOD AHMAD)
DEPONENT NO.2.

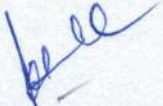
(AMIT KRISHNA SRIVASTAVA)
DEPONENT NO. 3.

VERIFICATION

WE/I, the above named Deponent(s), do here by verify that the contents of Para Nos. 1 to 6 (one to six) are true to our/my personal knowledge. No part of it is false and nothing material has been concealed, so help us/me God.

Kartikay Kumar Singh
(Advocate)
NOTARY
Lucknow (U.P.) INDIA
Date 11/10/2021

Signed and verified this Thirtieth day of September,
Two Thousand Twenty (30.09.2021) at Old Tehsil (Sadar)
Compound, Surendra Nath Srivastava Marg, Qaiser Bagh,
Lucknow.


(RIYAZ AHMAD)
DEPONENT NO.1.


(MAQSOOD AHMAD)
DEPONENT NO.2.


(AMIT KRISHNA SRIVASTAVA)
DEPONENT NO. 3.

IDENTIFICATION

I, the under signed Advocate, do hereby identify and
declare that the persons, i.e. Shri Riyaz Ahmad Shri Maqsood
Ahmad and Shri Amit Krishna Srivastava, making this
Memorandum of Agreement and Declaratory Affidavit and
alleging themselves to the Deponent(s) in the above noted
Indenture, are known to me from the perusal of papers produced
by them and are the same persons.


Lucknow.

Dated: 30.09.2021.


(A. K. D. JOARDAR)
ADVOCATE.

Rgn. No. UP/5413/1989.

C.O.P. No. UP/028974/2018.

Mobile No. 9451410000.

Kartikay Kumar Singh
(Advocate)


NOTARY
Lucknow (U.P.) INDIA
Date 1/10/2021



Dated: 29 / 09 / 2021

PROJECT NAME: Prominent Lucknow (Shopping Mall)
PROMOTER: Prominent Developers (UPRERAPRM146203)
LOCATION: Mohibullapur, Khasra Plot No. 416 & 417, Sitapur Road, Lucknow, UP

TO WHOMSOEVER IT MAY CONCERN

SUB: Letter of Authorization

We, Ravi Bansal & Nilesh Bansal (Partners – Prominent Developers) hereby solemnly affirm and declare Amit Krishna Srivastava to act as an authorized signatory for all dealings with UP RERA for the aforementioned project (Prominent Mall – UP RERA Application ID 290197).

Ravi Bansal
Partner
Prominent Developers
Date: 29/9/2021

Nilesh Bansal
Partner
Prominent Developers
Date: 29-9-2021

I, Amit Krishna Srivastava hereby solemnly accord my acceptance to act as the Authorized Signatory for the above referred business and all my acts shall be binding on the business.

Amit K. Srivastava
Partner
Prominent Developers
Date: 29/9/2021