



## INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP32084237553083X

## e-Stamp

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S. 1000

**Certificate No.**  
**Certificate Issued Date**  
**Account Reference**  
**Unique Doc. Reference**  
**Purchased by**  
**Description of Document**  
**Property Description**  
**Consideration Price (Rs.)**  
**First Party**  
**Second Party**  
**Stamp Duty Paid By**  
**Stamp Duty Amount(Rs.)**

IN-UP32084237553083X  
10-Jul-2025 04:51 PM  
NEWIMPACC (SV)/ up14153204/ AGRA SADAR/ UP-AGRA  
SUBIN-UPUP1415320461856362752210X  
DISTRICT NOTARY STAMP  
Article 42 Notarial Act  
Not Applicable  
DISTRICT NOTARY STAMP  
Not Applicable  
DISTRICT NOTARY STAMP  
10  
(Ten only)

ACC NAME-RAKESH  
STAMP VENDOR  
LICENCE NUMBER-E  
E-STAMPING ACC ID  
TEHSIL SADAR DIST

ACC NAME-RAKESH KUMAR JAIN  
STAMP VENDOR  
LICENCE NUMBER-B  
E-STAMPING ACC ID-UP14153204  
TEHSIL SADAR DIST.-AGRA



Please write or type below this line

IN-11P32084237553083X



**Statutory Alert:**

**Statutory Alert:**  
1. The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://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.



सत्यमेव जयते

## Government of Uttar Pradesh

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Certificate No.  
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: IN-UP32156252950237X  
 : 10-Jul-2025 05:16 PM  
 : NEWIMPACC (SV)/ up14153204/ AGRA SADAR/ UP-AGR  
 : SUBIN-UPUP1415320461992191216113X  
 : NAVIN GUPTA  
 : Article 4 Affidavit  
 : Not Applicable  
 :  
 : NAVIN GUPTA  
 : Not Applicable  
 : NAVIN GUPTA  
 : 100  
 : (One Hundred only)

ACC NAME-RAKESH KUMAR JAIN  
 STAMP VENDOR  
 LICENCE NUMBER-8  
 E-STAMPING ACC ID-UP14153204  
 TEHSIL SADAR DIST-AGRA

₹100



IN-UP32156252950237X

Please write or type below this line



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## FORM 'B'

[See rule 3(4)]

### Affidavit cum Declaration

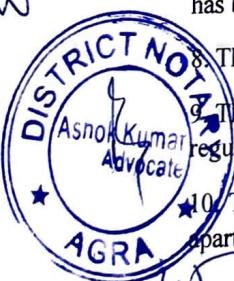
Affidavit cum Declaration of Mr. Navin Gupta, Director of Zarakunited Private Limited ("Promoter") of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization dated 08-05-2025

I, Navin Gupta, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 27-04-2030
4. That seventy per cent of the amounts realised by the 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 the 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building or as the case may be on any grounds.

Deponent

Navin Gupta.



### 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 on this day of. \_\_\_\_\_

Deponent

*Nawin Gupta*



**ATTESTED**  
ASHOK KUMAR  
Advocate  
DISTT NOTARY  
AGRA (O) 20