



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP52941400280275Y

e-Stamp

ACC No. ETA DEVI

Stamp Duty

16/Jan-2026 12:09 PM

Stamping ACC ID: UP14446704

Tehsil Sadar Distt. Mathura

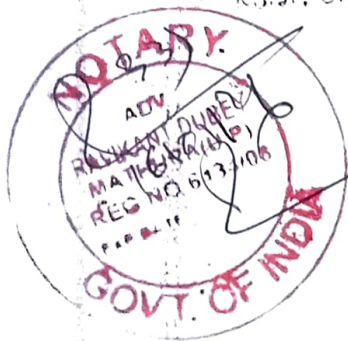
Certificate No. : IN-UP52941400280275Y
Certificate Issued Date : 16-Jan-2026 12:09 PM
Account Reference : NEWIMPACC (SV)/ up14446704/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference : SUBIN-UPUP1444670402210404537860Y
Purchased by : MARTAND DEV UPDHYAY
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : MARTAND DEV UPDHYAY
Second Party : Not Applicable
Stamp Duty Paid By : MARTAND DEV UPDHYAY
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



10
RAVI KANT DUBEY
Notary, Civil Campus Mathura



Statutory Alert

1. The authenticity of the Stamp certificate should be verified at www.ahoteStamp.com using a Stamp Master App or Stack Holder. Any discrepancy in the details on this Certificate and as available on the website / Mobile App rendered invalid.
2. The basis of checking the legitimacy is on the user of this certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM 'B'

(Rule 3(4))

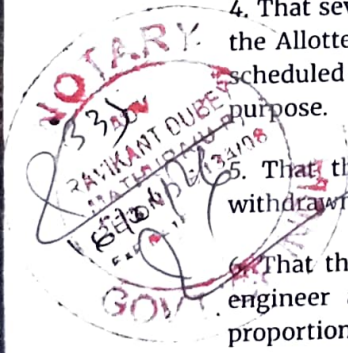
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum declaration of Mr Martand Dev Updhyay duly authorized by the M/S N P INFRATECH PVT LTD of the proposed project SANSKAR CITY -2.

Mr Martand Dev Updhyay duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

1. That promoter has 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 the project shall be completed by promoter is 23.11.2030
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 and 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 regulations made under the Act.



Deponent

Deponent

The Contents of the Affidavit or Document
read over & explained to the person
who is identified by
& on each step
at my office &
no initial request
and charges fees.

~~RAVIKANT DUVEY~~
~~Notary Public Commission~~