



INDIA NON JUDICIAL

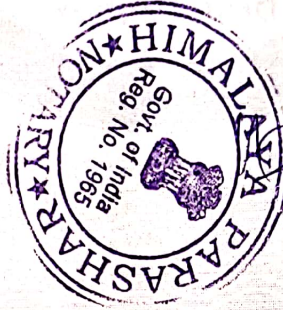


## Government of Uttar Pradesh

e-Stamp

IN-UP88319339601937V  
Stamp Vendor  
Licence No. 5  
E-Stamping App: UP14556204  
Tehsil: A. J. D. Agra  
(M) 8830949043

Certificate No. : IN-UP88319339601937V  
Certificate Issued Date : 02-Dec-2023 10:28 AM  
Account Reference : NEWIMPACC (SV)/ up14556204/ AGRA SADARI/ UP-AGR  
Unique Doc. Reference : SUBIN-UPUP1455620468044638527195V  
Purchased by : E NOTARY TICKET  
Description of Document : Article 42 Notarial Act  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : E NOTARY TICKET  
Second Party : Not Applicable  
Stamp Duty Paid By : E NOTARY TICKET  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



16/13  
02/12/23

Please write or type below this line

## Statutory Alert

1. The authenticity of this Stamp certificate should be verified at 'www.shrestamp.com' or using e-Stamp Mobile App of Stock 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.



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INDIA NON JUDICIAL



## Government of Uttar Pradesh

IN-UP88980872759346V

Acc Name: Chetank Gauram

Stamp Vender

Licence No. 403

E-Stamping Ac. UP14556204

Tehsil Sadar, Distt. Agra

(M) 8630949043

## e-Stamp

Certificate No. : IN-UP88980872759346V  
Certificate Issued Date : 02-Dec-2023 02:57 PM  
Account Reference : NEWIMPACC (SV)/ up14556204/ AGRA SADAR/ UP-AGR  
Unique Doc. Reference : SUBIN-UPUP1455620473668283018978V  
Purchased by : MS INDRAPRASTHA BUILDERS AND DEVELOPERS  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : MS INDRAPRASTHA BUILDERS AND DEVELOPERS  
Second Party : Not Applicable  
Stamp Duty Paid By : MS INDRAPRASTHA BUILDERS AND DEVELOPERS  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line

## Statutory Alert:

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**FORM 'B'**  
**[See rule3 (4)]**

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

Affidavit cum Declaration

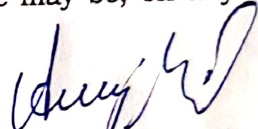
Affidavit cum Declaration of Mr. Anuj Mangal (Director) duly authorized by the promoter **"M/s Indraprastha Builders & Developers"** of the proposed project **"Mangal Padam Street"**.

I, Mr. Anuj Mangal, duly authorized by the promoter of the proposed project **"Mangal Padam Street"** do hereby solemnly declare, undertake and state as under:-

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is by 20.11.2028.
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.



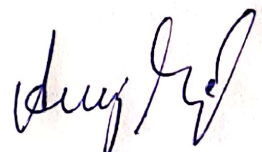
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement 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 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.

  
**Deponent**

**Verification**

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

Verify by me at Agra on 28.11.2023.

  
**Deponent**



**ATTESTED**  
**HIMALAYA PARASHAR**  
Advocate  
Gazetted Officer  
Civil Court, AGRA  
Notary Govt. Of India  
27/11/23