



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP44003753284984T
Certificate Issued Date	: 24-Nov-2021 05:27 PM
Account Reference	: NEWIMPACC (SV)/ up14225004/ BAREILLY SADAR/ UP-BLY
Unique Doc. Reference	: SUBIN-UPUP1422500477958211219980T
Purchased by	: REAL IMAGE DEVELOPERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: REAL IMAGE DEVELOPERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: REAL IMAGE DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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

FORM 'B'

[See 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. Rakesh Kumar, Director of Real Image Developers Private Limited, promoter of the proposed project, Grandeur Villas / duly authorized by the promoter of the proposed project, vide its /his /their authorization dated: 24-11-2021

Real Image Developers Pvt. Ltd.

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
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.
3. In case of any discrepancy please inform the Competent Authority.

Director

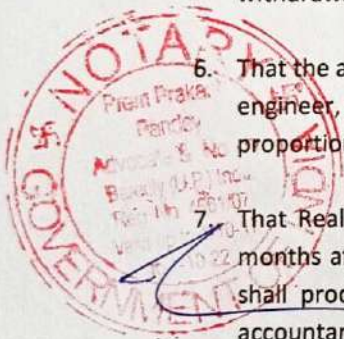
I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Real Image developers Private Limited has 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 herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 5 years.
4. That seventy percent of the amounts realized by me/promoter for the real estate project from all 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 Real Image Developers Private Limited 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 Real Image Developers Private Limited Shall take all the pending approvals on time, from the competent authorities.
9. That real Image Developers Private Limited have /has furnished such other documents as have been prescribe by the rules and regulations made under the Act.
10. That Real Image Developers Private Limited shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe, on any grounds.



who is identified by me as
presented this document
I have read the contents of
and certify after scrutiny
(Preet Prakash, Bareilly)
Notary
Teen Shed Cullaborate Bareilly

Real image Developers Pvt. Ltd.

Deponent *[Signature]*
Director



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh



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Certificate No. : IN-UP44004647927803T
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 Account Reference : NEWIMPACC (SV)/ up14225004/ BAREILLY SADAR/ UP-BLY
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 Second Party : Not Applicable
 Stamp Duty Paid By : REAL IMAGE DEVELOPERS PVT LTD
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



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TO WHOM SO EVER IT MAY CONCER

This is to inform you that Project Grandeur Villas is being Developed by the M/s Real Image Developers Pvt. Ltd. Situated at Village Dohra, Pargana, Tehsil & Distt. Bareilly. Having Total No. of Area is 36644.28. Furthermore,

Real Image Developers Pvt. Ltd.

21/11/21
Director

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3. In case of any discrepancy please inform the Competent Authority.

Furthermore, this is also to inform you that till date Company has not advertised, marketed, booked, sold, or made offer for sale or invited any person to purchase any plot/inventory in the project Grandeur Villas. We shall soon start the construction/development work and start taking booking in this Project once the project is registered under the rules and regulation of Real Estate (Regulation and Development) Act, 2016. We also confirm that there is no other project registered in RERA on the same khasra number as proposed for this project.

Real Image Developers Pvt. Ltd.

21/12/21
Director

Deponent

Verification

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

This Affidavit having E-Stamp No. IN- UP58303550802869T Verify by me at Bareilly on this 01 date of 2021 December

Real Image Developers Pvt. Ltd.

21/12/21
Director

Deponent



Certified that Shri
who is identified
presented to me
Sincerely after

Prmr. Prakash Pandey
Advocate & Notary
Bareilly (U.P.) India
Reg. No. 406107
Valid up to 31-10-22 to 31-10-22