

INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP49200964289487W

e-Stamp

Certificate No. : IN-UP49200964289487W
Certificate Issued Date : 13-May-2024 01:12 PM
Account Reference : NEWIMPACC (SV)/ up14707504/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1470750494621210283152W
Purchased by : AESTHETE INFRA VENTURES LLP
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : AESTHETE INFRA VENTURES LLP
Second Party : NOT APPLICABLE
Stamp Duty Paid By : AESTHETE INFRA VENTURES LLP
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



C.P. MISRA
19/7/24
C.P. MISRA
ADV. & NOTARY
HQ LUCKNOW U.P. INDIA
REGN. NO. 20914
EXPIRY DATE-15-3-2025

Statutory Alert:

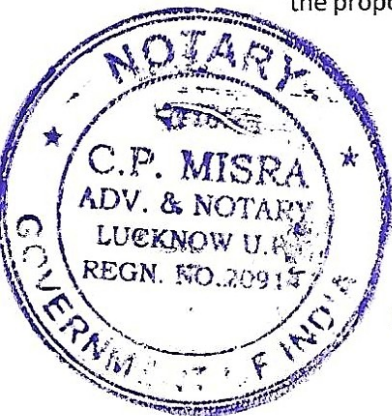
1. The authenticity of this Stamp certificate should be verified at 'www.e-stamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details of this Certificate, and as available on the website / Mobile App renders it invalid.
3. The onus of checking the authenticity is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.


Affidavit cum Declaration

Affidavit cum Declaration of Mr. Akshay Agarwal duly authorized by the promoter Aesthete Infra Ventures LLP, of the proposed project vide their Board Resolution dated 30.05.2024;

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

1. That 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.
OR
That details of encumbrances NILL including details of any rights, title, Interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter is 18/04/2029.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.




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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.

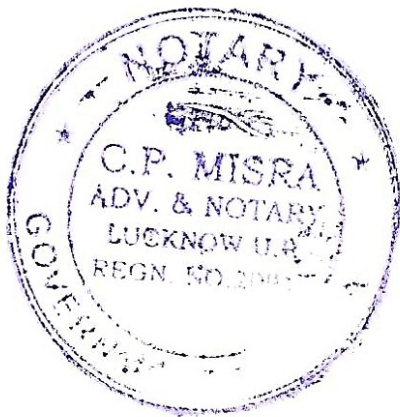

Deponent

Verification

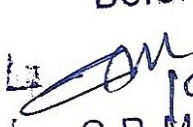
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at LUCKNOW on this 19th day of JULY 2024


Deponent



Sworn and Verified
Before Me


C.P. MISRA
ADV. & NOTARY
HQ LUCKNOW U.P. INDIA
REGN. NO. 20914
EXPIRY DATE-15-3-2025


Identify the deponent/Executant/Suraty
who has/have signed/Put T.I. before me.