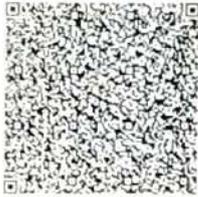


e-Stamp

Certificate No. : IN-UP99364854991649V
 Certificate Issued Date : 13-Dec-2023 01:39 PM
 Account Reference : NEWIMPACC (SV)/ up14680504/ VARANASI SADAR/ UP-VNS
 Unique Doc. Reference : SUBIN-UPUP1468050494531235497965V
 Purchased by : RAMESTH INFRASTRUCTURE PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : RAMESTH INFRASTRUCTURE PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : RAMESTH INFRASTRUCTURE PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

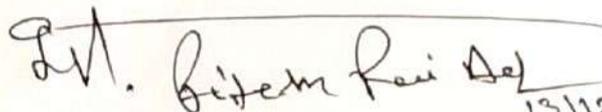


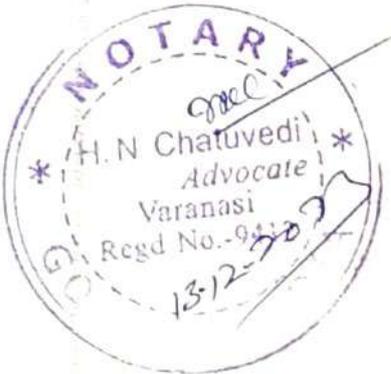
Please write or type below this line

Signature:- 
 ACC Name- SARITA VERMA
 ACC Code- UP 14680504
 ACC Add.- Chuppepur, Varanasi
 Mobile No.- 9450673331
 Licence No.- 679/2021-22
 District-VARANASI

RAMESTH INFRASTRUCTURE PVT. LTD

Rasiv Singh
DISPENSE


13/12/2023



Statutory Alert

1. The validity of this Stamp certificate should be verified at www.esholestamp.com or using e-Stamp Mobile App at Black, Hologram and transparency in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 2. The responsibility of ascertaining the legitimacy is on the users of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.



RAMESTH INFRASTRUCTURE PVT. LTD.

Reg. Office: Co-operative Colony, West Patel Nagar, Patna-23

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 Ramesth Infrastructure Pvt. Ltd promoter of the proposed Project "SHREE NARAYAN ENCLAVE"; I, Ramesth Infrastructure Pvt.Ltd promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed OR have entered into joint development agreement/collaboration agreement/ development agreement or any other agreement with _____ who possess 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 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 **28.08.2028**
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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of work completion of the project.



Ratir Singh

Get. Ratir Singh
13/12/2023

6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn after it is certification by an engineer, 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
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.

Rasiv Singh
Deponent

Verification *Dr. Riteen Rai Ael*
13/12/2023

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 on 13th December 2023

Deponent

Rasiv Singh

Dr. Riteen Rai Ael
13/12/2023

Solemnly affirmed before me today at by the -
deponent in the presence of the affiant were the
contents of the affidavit were read to the
deponent who verified matter to be true

H. N. Charver
NOTARY-Govt of
(Regd. No. 9412), Varanasi

Dr. Riteen Rai Ael
13.12.23

H. N. Charver
NOTARY
13.12.23