



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.

: IN-UP37747352115606T

Certificate Issued Date

: 21-Feb-2021 06:31 PM

Account Reference

: NEWIMPACC (SV)/ up14044504/ GAUTAMBUDDH NAGAR 2/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1404450465269134354043T

Purchased by

: PROVENCE DEVELOPERS PVT LTD

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: PROVENCE DEVELOPERS PVT LTD

Second Party

: OTHER

Stamp Duty Paid By

: PROVENCE DEVELOPERS PVT LTD

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)



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

Sehram

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.e-stampstamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. The only way to verify the legitimacy of the Stamp Certificate is by using the e-Stamp Mobile App or the e-Stamp Certificate.
3. In case of any discrepancy, please inform the Competent Authority.

FORM 'B' [See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sanjay Sharma promoter of the proposed project SKA ORION, duly authorized by the promoter of the proposed project, vide their authorization dated 2nd February 2021.

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

1. That promoter Provence Developers Pvt. Ltd has a legal title to the land on which the development of the project SKA ORION is proposed. We are constructing 3 towers as per following details.

S.N	TOWER	NO.OF FLAT/SHOP
1	ALPHA	126
2	BETA	126
3	GAMMA	256
4	COMMERCIAL	23
	Total	531

2. That the land is free from all encumbrances except outstanding payment of land to NOIDA for 11.42crs
3. The Company has taken land for the project on deferred payment basis from New Okhla Industrial Development Authority (NOIDA). Total outstanding of authority against land is Rs 11.42crs plus interest. Loan is repayable in 2 half yearly-installment upto August-2021. Hence, first charge on land is of NOIDA.
4. That the time period within which the project shall be completed by promoter by March-2026.



5. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in Allahabad Bank a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

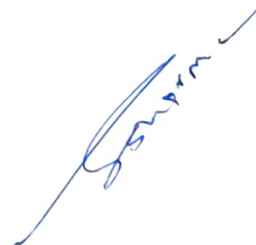
The Details are as under:-

Account no:- 50530638968

IFSC Code:- ALLA0212759

Allahabad Bank, Indirapuram

6. 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.
7. 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.
8. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That promoter will take all the pending approvals on time, from the competent authorities.



10. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, 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 on this 22nd day of February 2021.

Deponent

