

INDIA NON JUDICIAL



Government of Uttar Pradesh

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP22933165850315U

21-Jun-2022 05:37 PM

NEWIMPACC (SV)/ up14433204/ GORAKHPUR SADAR/ UP-GRK

: SUBIN-UPUP1443320437632559570874U

ANOOP SARAF S O BALKRISHAN SARAF

Article 4 Affidavit

Not Applicable

MULTINESS STATE FOR

: ANOOP SARAF S O BALKRISHAN SARAF

: Not Applicable

ANOOP SARAF S O BALKRISHAN SARAF

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(Ten only)



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Motary Madistrate

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Statutory Alert:

Her outscribilly of this Stanip certificate should be verified at leave shalle-tamp, carry or using e-Stanip Mebile App of Stock Holling cloy theoretisms in the details on this Certificate and to exhibite on the website / Mobile App renders it invalid.

1 If user of any mississancy please inform the Composent Authority



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. Anoop Saraf (Partner) duly authorized by the promoter "AISSHPRA LIFESPACES" of the proposed project "PAALM PARADISE PHASE-V".

I, Vikas Kejriwal (Partner), duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- That the promoter has a legal title to the land on which the development of the project is proposed 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 the promoter is 60 months.
- 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 incompliance 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.

S. P. Mishia

Notary Magistrate | BVV

Gorakhoyr



- 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.

aseur Deponent

Verification

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

Verified by me at Gorakhpur on this

day of June 2022.

Deponent

D e p 0 n e n Time Identifies NUTURY MADUSTRATE.G.