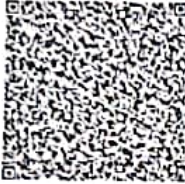




e-Stamp

Certificate No. : IN-UP47205824640114X
 Certificate Issued Date : 17-Nov-2025 03:06 PM
 Account Reference : NEWIMPACC (SV)/ up14480304/ VARANASI SADAR/ UP-VNS
 Unique Doc. Reference : SUBIN-UPUP1448030491283827883727X
 Purchased by : MS ONKAR ATS INFRACITY
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : MS ONKAR ATS INFRACITY
 Second Party : Not Applicable
 Stamp Duty Paid By : MS ONKAR ATS INFRACITY
 Stamp Duty Amount(Rs.) : 10
 (Ten only)

Signature-.....
 ACC Name- Rajnath Patel
 ACC Code- UP14480304
 ACC Add.-Chitapur, Post-Sunderpur
 Varanasi (U.P.)
 Mobile No.- 9305999449
 Licence No.- 299/12-13
 City- Varanasi



Please write or type below this line

FORM 'B'
[See rule3 (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 we. **Vandana rai and Sushma singh and Adarsh kumar jaiswal** (Partner) duly authorized by the M/s Onkar ATS Infracity (promoter) of the proposed project "Maya Regal Height".

we - **Vandana rai and Sushma singh and Adarsh kumar jaiswal** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-



1. Authenticity of this Stamp certificate should be verified at www.stampsonline.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
 2. The duty of checking the legitimacy is on the users of the certificate.
 3. In case of any discrepancy, please inform the Competent Authority.

sd/ [Signature]
Adu.

1. That landowners have the legal title to the land on which the development of the project is proposed and have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project which is enclosed with the application of registration.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 01.11.2029.
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 in compliance 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.
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.

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 Varanasi on 17/11/2025.

Vandana Rai Adarsh Kumar
Deponent

Sushma Singh

Vandana Rai Adarsh Kumar
Deponent

Sushma Singh

SWORN BEFORE ME AND
SOLEMNLY AFFIRM SIGNATURE
AND CONTENTS VERIFIED

D.K. SRIVASTAVA Advocate
NOTARY GOVT. OF INDIA
VARANASI Reg. No.-17

