



सत्यमव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

ACC Name: Dinesh Kumar
Stamp Vendor
Licence Number: 14
E-Stamping ACC ID: - UP14473404
Tehsil Sadar, Distt.-Agra

e-Stamp

Certificate No.

: IN-UP64283047533748U

Certificate Issued Date

: 08-Aug-2022 05:18 PM

Account Reference

: NEWIMPACC (SV)/ up14473404/ AGRA SADAR/ UP-AGR

Unique Doc. Reference

: SUBIN-UPUP1447340420743452308210U

Purchased by

: NOTARY TICKET STAMP

Description of Document

: Article 42 Notarial Act

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: NOTARY TICKET STAMP

Second Party

: NA

Stamp Duty Paid By

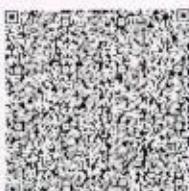
: NOTARY TICKET STAMP

Stamp Duty Amount(Rs.)

: 10

(Ten only)

E-NOTARY TICKET



Please write or type above this line

Statutory Alert:

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



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

लक्ष्मन दास अग्रवाल

स्टम्प बेंडर लाई० न०-३
बेलनगंज चौराहा, आगरा

Certificate No.

: IN-UP64294834034513U

Certificate Issued Date

: 08-Aug-2022 05:27 PM

Account Reference

: NEWIMPACC (SV)/ up14657104/ AGRA SADAR/ UP-AGR

Unique Doc. Reference

: SUBIN-UPUP1465710420800346859144U

Purchased by

: S D SONS PVT LTD

Description of Document

: Article 5 Agreement or Memorandum of an agreement

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: S D SONS PVT LTD

Second Party

: RERA U P

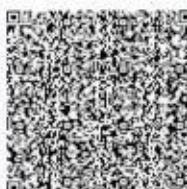
Stamp Duty Paid By

: S D SONS PVT LTD

Stamp Duty Amount(Rs.)

: 10

(Ten only)



Please write or type below this line



For S D Sons Private Limited

Director

Statutory Alert:

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

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

**DECLARATION,SUPPORTEDBYANAFFIDAVIT,WHICH SHALLBESIGNED
BYTHEPROMOTERORANYPERSONAUTHORIZEDBYTHEPROMOTER**

Affidavitcum Declaration

Affidavit-cum-Declaration of **Mr. Mohit Agarwal** Director of **M/s. S.D. Sons Private Limited** Promoter of the proposed project / duly authorized by the promoter of the proposed project **Shree Ram Trade Center**, vide its / their authorization dated **01/08/2022**:

I, Mohit Agarwal Promoter of the proposed project / duly authorized by the 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

M/s. S.D. Sons Private Limited have / has 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 real estate project is enclosed herewith.

That the said land is free from all encumbrances.

OR

Details of encumbrances _____ including details of any interest or name of any party in or over such land, along with details _____ rights, title, _____

3. That the time period within which the project shall be completed by me / Promoter is **31.03.2025**.

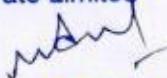
4. That, seventy per cent of the amounts realized by me / Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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, 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

For S D Sons Private Limited


Director

8. That, I/ promoters 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/ promoters 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.

For S D Sons Private Limited

Deponent
Director

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this..... day of.....

For S D Sons Private Limited

De
Director



ATTESTED
LALIT MOHAN
Gazetted Officer Advocate
Distt. Notary, Agra
Govt. of India