



## INDIA NON JUDICIAL



IN-UP59663762965903W

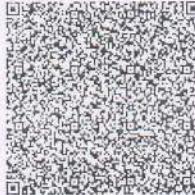
Government of Uttar Pradesh

e-Stamp

ACC NAME-VIRENDRA KUMAR  
STAMP VENDOR  
LICENCE NO.6  
E-STAMPING ACC ID UP14556  
TEHSIL SADAR DIST AGRA

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-UP59663762965903W  
09-Feb-2024 11:56 AM  
NEWIMPACC (SV)/up14556  
SUBIN-UPUP145561041550  
SUNIL KUMAR ADVOCATE  
Article 42 Notarial Act  
Not Applicable  
SUNIL KUMAR ADVOCATE  
DISTRICT NOTARY AGRA  
SUNIL KUMAR ADVOCATE  
10  
(Ten only)



Please write or type below this line

卷之三

### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.ahcilestamp.com](http://www.ahcilestamp.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 users of the certificate.

3. In case of any discrepancy please inform the Competent Authority.



**INDIA NON JUDICIAL**

IN-UP60256533359277W

**Government of Uttar Pradesh**

e-Stamp

ACC NAME-VIRENDRA KUMAR JAIN  
 STAMP VENDOR  
 LICENCE NO.6  
 E-STAMPING ACC ID UP14556104  
 +EHSIL SADAR DIST AGRA

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-UP60256533359277W  
 : 09-Feb-2024 03:25 PM  
 : NEWIMPACC (SV)/ up14556104/ AGRA SADAR/ UP-AGR  
 : SUBIN-UPUP1455610416669195650637W  
 : INDUS BUILDZONE PVT LTD DIRECTOR VIJAY SINGH  
 : Article 4 Affidavit  
 : Not Applicable  
 :  
 : UP RERA  
 : INDUS BUILDZONE PVT LTD DIRECTOR VIJAY SINGH  
 : INDUS BUILDZONE PVT LTD DIRECTOR VIJAY SINGH  
 : 10  
 (Ten only)

सत्यमेव जयते



IN-UP60256533359277W

Please write or type below this line

₹10

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at '[www.shcilestamp.com](http://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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent 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

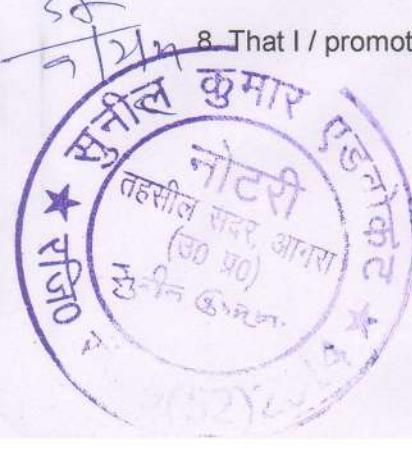
Affidavit cum Declaration

Affidavit cum Declaration of M/s INDUS BUILDZONE PRIVATE LIMITED through its authorized signatory cum Director Sh. VIJAY SINGH S/o Sh. LATE SANTOKH RAM, the promoter of the proposed project **INDUS VALLEY**

I, promoter of the proposed project does hereby solemnly declare, undertake and state as under:

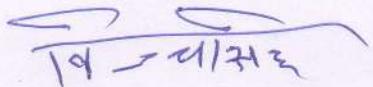
1. That the firm has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time within which the project shall be completed by me/firm is- 24-11-2028
4. That seventy percent of the amounts realized by me /promoter 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 should 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

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.



9. That I / promoter have 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 on any grounds.

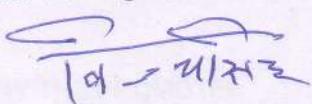


Deponent

#### Verification

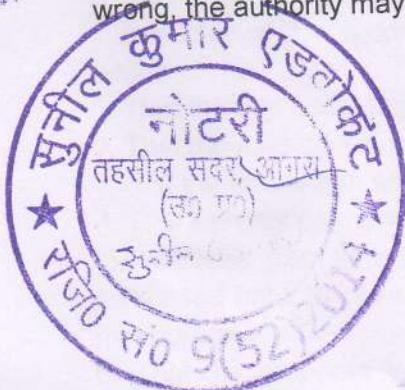
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this ..... day of ..... 2024



Deponent

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.



Explained to.....  
Read by.....  
Who Understand the Content  
Solomnly Affirmed & Declared  
an oath on.....  
at.....  
Identified by.....  
Who is Known to.....



Government of Uttar Pradesh

e-Stamp

ACC NAME-VIRENDRA KUMAR JAIN  
STAMP VENDOR  
LICENCE NO.6  
E-STAMPING ACC ID UP14556104  
TEHSIL SADAR DIST AGRA

Certificate No.

Certificate Issued Date

### Account Reference

Unique Doc. Reference

Purchased by

### Description of Document

### Property Description

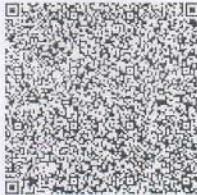
#### Consideration Price (Rs.)

### First Party

## Second Party

**Stamp Duty Paid By**

Stamp Duty Amount(Rs.)



Please write or type below this line

662057348583W LICENCE NO. E-STAMPING ACC ID UP14556104  
2024 11:55 AM TEHSIL SADAR DIST AGRA  
ACC (SV)/ up14556104/ AGRA SADAR/ UP-AGR  
IPUP1455610415500170033510W  
UMAR ADVOCATE  
Notarial Act  
icable  
UMAR ADVOCATE  
T NOTARY AGRA  
UMAR ADVOCATE  
y)

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://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.  
2. The onus of checking the legitimacy is on the users of the certificate  
3. In case of any discrepancy please inform the Competent Authority.



## Affidavit cum Declaration

Affidavit cum Declaration of M/s INDUS BUILDZONE PRIVATE LIMITED through its authorized signatory cum Director VIJAY SINGH S/o ShLATE SANTOKH RAM....., the promoter of the proposed project INDUS VALLEY

I, promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That the firm has a legal title to the land on which the development of the project is proposed
2. The land on KH.NO. 262/1, NAGLA AK-KHE, MAUZA PATHOLI, AGRA, on which the project is being developed, is under the sole ownership of the company.
3. There is no other project registered with RERA on the above-mentioned parcel of land.
4. To date there have been no bookings or sales made on this project.
5. No Booking, Sale advertisement or related activity will be done before the project has duly registered with U.P. RERA.



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 on this ..... day of ..... 2024

Deponent

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

Explained to Vijay Singh  
Read by Vijay Singh  
I understand the Content  
Solemnly Affirmed and Declared  
on oath on 14/08/2024  
at 12:30 PM at Office of Notary Public  
Identified by Vijay Singh  
Who is Known to Vijay Singh