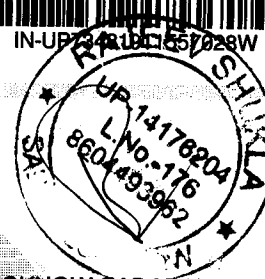




सत्यमेव जयते

e-Stamp



Certificate No.

IN-UP73481911557028W

Certificate Issued Date

05-Sep-2024 03:21 PM

Account Reference

NEWIMPACC (SV)/ up14176204/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference

SUBIN-UPUP1417620443713618131342W

Purchased by

M S CHANDRA MODERN BUILDERS INDIA PVT LTD

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

M S CHANDRA MODERN BUILDERS INDIA PVT LTD

Second Party

Not Applicable

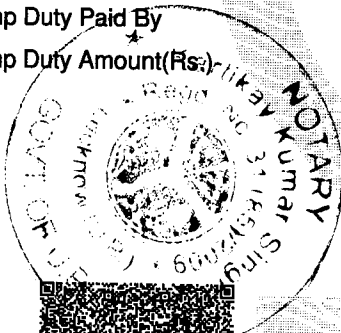
Stamp Duty Paid By

M S CHANDRA MODERN BUILDERS INDIA PVT LTD

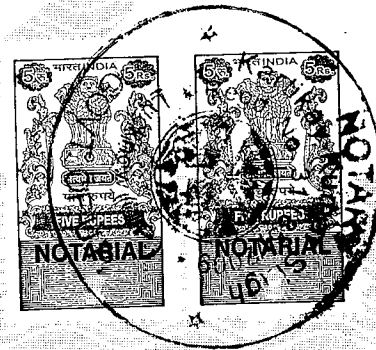
Stamp Duty Amount (Rs.)

100

(One Hundred only)



सत्यमेव जयते



Please write or type below this line

IN-UP73481911557028W

NOTARY PUBLIC
BEFORE ME
Kartikay Kumar Singh
(Advocate)
NOTARY
LUCKNOW (U.P.) INDIA
Date 5/9/2028

For Chandra Modern Builders (India) Pvt. Ltd.

Director

Statutory Alert:

1. 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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the

100710071007100

M S CHANDRA MODERN BUILDERS INDIA PVT LTD M S CHANDRA MODERN BUILDERS INDIA PVT LTD M S CHANDRA MODERN BUILDERS INDIA PVT LTD

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 M/s. Chandra Modern Builders India Pvt. Ltd. through its Director Mr. Alok Chandra Son of Late Naresh Chandra promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20.12.2016

I, M/s. Chandra Modern Builders India Pvt. Ltd. through its Director Mr. Alok Chandra Son of Late Naresh Chandra 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 by M/s. Chandra Modern Builders India Pvt. Ltd. have / has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter upto 24.09.2028.
4. That seventy per cent of the amounts realised 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.

BEFORE ME
Kartik Singh
(Advocate)
NOTARY
LUCKNOW (U.P.) INDIA
Date: 5/9/2022

For Chandra Modern Builders India Pvt. Ltd.

Alok Chandra

Director

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 utilised 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 / has 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, as the case may be, on any grounds.

For Chandra Modern Builders (India) Pvt. Ltd.

An Chandra

Deponent Director

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 Lucknow on this 05th day of September 2024.

For Chandra Modern Builders (India) Pvt. Ltd.
An Chandra
Deponent

Director

SWORN VERIFIED
BEFORE ME
Kartik Kumar Singh
(Advocate)
NOTARY
Lucknow (U.P.) INDIA
Date: 5/9/2024

Know and identify the deponent who
has signed/put T.I. before me