



INDIA NON JUDICIAL

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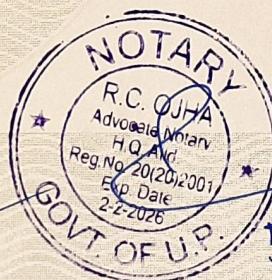
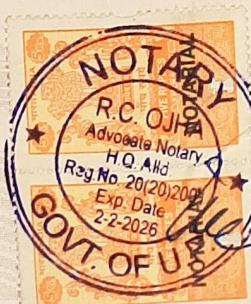
Signature: M. Waseem
ACC Name: MOHD. WASEEM ANSAR
ACC Code: UP 14875804
ACC Address: 84/93A, Daira Shah, Almati
License No.: 1018 Mobile No.: 9926514920
Tehsil: Sadar, Prayagraj

Government of Uttar Pradesh

e-Stamp

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Unique Doc. Reference
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First Party
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Stamp Duty Paid By
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- IN-UP36532123995566W
- 05-Aug-2024 02:07 PM
- NEWIMPACC (SV)/ up14875804/ PRAYAGRAJ SADAR/ UP-AHD
- SUBIN-UPUP148758046968365833112W
- SONAL INFRAVENTURE
- Article 4 Affidavit
- Not Applicable
- SONAL INFRAVENTURE
- Not Applicable
- SONAL INFRAVENTURE
- 10
(Ten only)



Please write on **FORM 1B** line

FORM B

[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. Hursh Agarwal (Partner) duly authorized by the **Sonal Infraventure** (promoter) of the proposed project "**Sonal Palms**"

I,Mr. Hursh Agarawal duly authorized by the promoter of the proposed project do here by solemnly declare,under take and state as under:-

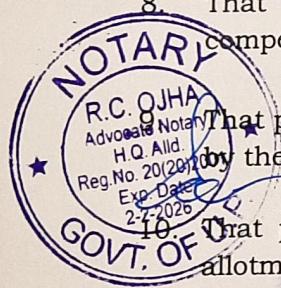
1. That land owners have the legal title to the land on which the development of the project is proposed and have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project which is enclosed with the application of registration.
2. That the said land is free from all encumbrances.

Statutory Alert:

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 Corporation of India Ltd.
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.

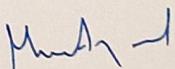
Muth M

3. That the time period within which the project shall be completed by promoter is 30.04.2029.
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 these 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.



That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

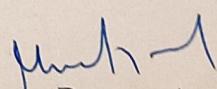
That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

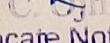
Verification

This document has been verified by me. The contents of my above Affidavit cum Declaration are true and correct and Place at Allahabad the documents identified nothing material has been concealed by me there from.

Advocate the Contents of the documents has been explained to the executed was Admit the to be true at Prayagraj on 05.08.2024.
And the documents is Attested


Deponent


Ramesh Chandra Ojha
Advocate Notary
Dist. Head Quarter Allahabad


R. C. Ojha
Advocate Notary
Dist. Head Quarter Allahabad
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