



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



IN-UP36532123995566W

Signature: M. Basim
ACC Name: MOHD. WASEEM ANSARI
ACC Code: UP 14875804
ACC Address: 84/93A, Daira Shah Almal
License No.: 1G18 Mobile No.: 9920654320
Tehsil: Baur, Prayagraj

Certificate No.

: IN-UP36532123995566W

Certificate Issued Date

: 05-Aug-2024 02:07 PM

Account Reference

: NEWIMPACC (SV)/ up14875804/ PRAYAGRAJ SADAR/ UP-AHD

Unique Doc. Reference

: SUBIN-UPUP1487580469683658333112W

Purchased by

: SONAL INFRAVENTURE

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: SONAL INFRAVENTURE

Second Party

: Not Applicable

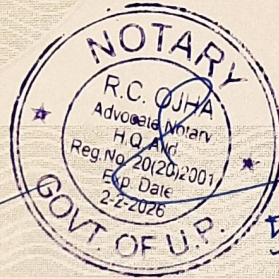
Stamp Duty Paid By

: SONAL INFRAVENTURE

Stamp Duty Amount(Rs.)

: 10

(Ten only)

Please write on **FORM 'B'** line

[Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTERAffidavit cum Declaration

Affidavit cum Declaration of Mr. Hursh Agarawal (Partner) duly authorized by the **Sonal Infraventure** (promoter) of the proposed project "**Sonal Palms**".

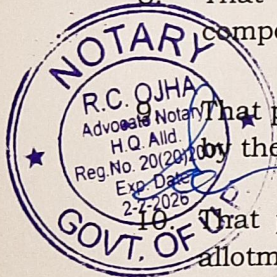
I, Mr. Hursh Agarawal duly authorized by the promoter of the proposed project do hereby by solemnly declare, under take and state as under:-

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:


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 Competent Authority.

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 there alestate project from the Allottees, from time to time, shall be deposited in a separate accountto 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 parate 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 with drawn 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 he 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 incompliance 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.

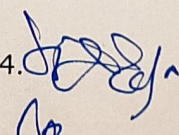

Deponent

Verification

This documents has been verified by me after reading the contents of my above Affidavit cum Declaration are true and correct and Place at Allahabad the documents have been concealed by me there from. Identified by this 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 signed by me at Prayagraj on 05.08.2024. and the documents is Attested


Deponent


Ramesh Chandra Ojha
Advocate Notary
Distt. Head Quarter Allahabad


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

5-8-24