



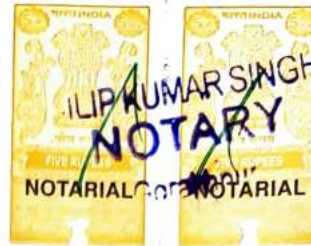
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

Signature:
ACC Name-VIJAY KUMAR
ACC Code -UP14409604
ACC Address Civil Court, Gorakhpur.
Licence No-55 Tehsil & Distt.-Sadar, Gorakhpur

e-Stamp



₹100

₹100

Certificate No.

: IN-UP96715844897819U

Certificate Issued Date

: 10-Jan-2022 01:33 PM

Account Reference

: NEWIMPACC (SV)/ up14409604/ GORAKHPUR SADAR/ UP-GRK

Unique Doc. Reference

: SUBIN-UPUP1440960484141910561102U

Purchased by

: MS AISHPRA BUILDERS

Description of Document

: Article 5 Agreement or Memorandum of an agreement

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: MS AISHPRA BUILDERS

Second Party

: Not Applicable

Stamp Duty Paid By

: MS AISHPRA BUILDERS

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)



₹100



Please write or type below this line

IN-UP96715844897819U

ILIP KUMAR SINGH
NOTARY
Gorakhpur

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. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The power of attesting the legitimacy is on the users of the certificate.

FORM - 'B'

[See rule 3(4)]

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

Affidavit Cum Declaration

Affidavit-cum-Declaration of **M/s Aishpra Builders Baldev Plaza Golghar, Gorakhpur** Promoter of the proposed project/duly authorized by the promoter of the proposed project vide its/his/their authorization dated **10/01/2022**

I, **M/s Aishpra Builders Baldev Plaza Golghar, Gorakhpur** 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 Aishpra Builders Baldev Plaza Golghar, Gorakhpur have/has a legal title of 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 estate project is enclosed herewith.

That, the said land is free all encumbrances.

OR

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

That the time period within which the project shall be completed by me/Pro-moter is **Five Years**.

That, seventy percent of the amounts realized by me/Promoter for the real estate project from the allottees, from to time. shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and 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.
- 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 AISHPRA BUILDERS
Dependent
PARTNER

Verification

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

Verified by me at **Gorakhpur** on this 10th day of January, 2022

For AISHPRA BUILDERS
Dependent
PARTNER



For AISHIPRA BUILDER
PARTNER
Identified
D.R. Singh D.O.
31/12/2022

(110)

I named the Signature/Thumb impression of
Sd/- Dilip Singh
who signed/put his Thumb impression on this
9 days ago
before me on this
and who has witnessed the due execution on this
and who has been identified
D.R. Singh D.O.

DILIP KUMAR SINGH
NOTARY
30/12/2022