



सत्यमेव जयते

INDIA NON JUDICIAL

signature 
ACC Name-VIJAY KUMAR
ACC Code-UP14409604
ACC Address Civil Court, G
lence No-55 Tehsil & Dist

Address Civil Court, Gorakhpur.
Licence No-55 Tehsil & Distt.-Sadar, Gorakhpur

Government of Uttar Pradesh

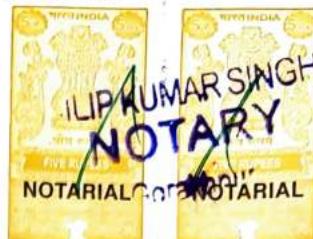
e-Stamp

₹100

₹100₹100₹100

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-UP96715844897819U
- : 10-Jan-2022 01:33 PM
- : NEWIMPACC (SV)/ up14409604/ GORAKHPUR SADA
- : SUBIN-UPUP1440960484141910561102U
- : MS AISHPRA BUILDERS
- : Article 5 Agreement or Memorandum of an agreement
- : Not Applicable
- : MS AISHPRA BUILDERS
- : Not Applicable
- : MS AISHPRA BUILDERS
- : 100
(One Hundred only)



100

Please write or type below this line

IN-11P96715844897819U

A circular notary seal with a blue ink impression. The text "NOTARY PUBLIC" is at the top, followed by "STATE OF PUNJAB" and "INDIA". Below that is "10-JAN-2022 01:13:33 PM". The name "IP KUMAR SINGH" is handwritten in the center. A large, bold, blue ink signature of "NOTARY" is overlaid across the center of the seal. The entire seal is framed by a thick green border.

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. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The stamp duty is paid by the user 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

3- *NOTA* That, 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-
3- *NOTA* moter is Five Years.

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 land cost and shall be used only for that purpose.

6- 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.

7- 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.

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.

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
Deponent
PARTNER

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit-
Rebuttal 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

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit.

Declarant's Declaration are true and
he has not concealed any material facts.

Verified by me at Gorakhpur on this 10th daoy of Janaury, 2022

For ASSHAPPY BUILDER
Deponent 
PARTNER

For AISHPRA BUILDERS

Deponent

HARTNER



For ASSHPRA BUILDER
J. P. PARTNER

Identified

D.K. Singh

9/1/2021

(110)
I, named the Signature/ thumb impression of
Kuldeep Singh, who signed/put his Thumb impression on this
before me on this
9/1/2021
and who has admitted the due execution on this
and who has been identified
D.K. Singh

KUMAR SINGH
NOTARY
10/1/2021