



सत्यमेव जयते

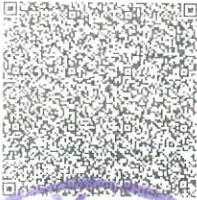
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

DEVNATH
Code-UP144 3204
Address-Collectorate Court, Gorakhpur
Licence No.-167, No. 738054
Tehsil & Distt-Sad, Gorakhpur
Signature: *Devnath*

Certificate No. : IN-UP22935017154177U
Certificate Issued Date : 21-Jun-2022 05:39 PM
Account Reference : NEWIMPACC (SV)/ up14433204/ GORAKHPUR SADAR/ UP-GRK
Unique Doc. Reference : SUBIN-UPUP1443320437635529531726U
Purchased by : ANOOP SARAF S O BALKRISHAN SARAF
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : ANOOP SARAF S O BALKRISHAN SARAF
Second Party : Not Applicable
Stamp Duty Paid By : ANOOP SARAF S O BALKRISHAN SARAF
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

as per

S. P. Mishra
Notary Magistrate
Gorakhpur

Statutory Alert

1. The authenticity of the stamp certificate should be verified at www.e-stampstamp.com or using e-Stamp Mobile App or Block Holding.
2. Any and/or change in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The act of stamping the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

FORM 'B'
[See 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. Anoop Saraf (Partner) duly authorized by the promoter "**AISSHPRA LIFESPACES**" of the proposed project "**PAALM PARADISE PHASE-VI**".

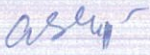
I, Vikas Kejriwal (Partner), duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed 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 real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 60 months.
4. That seventy per cent 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 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 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.

S. P. Mishra
Notary Magistrate
Gorakhpur

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

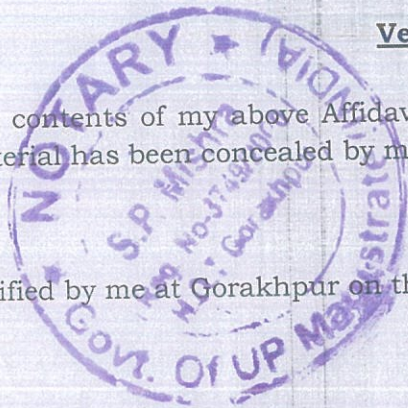
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

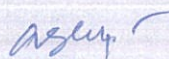

Deponent

Verification

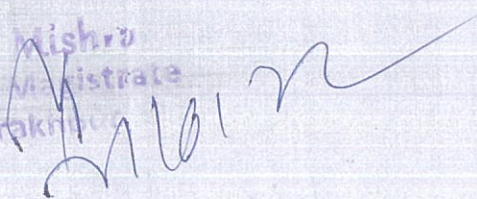
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Gorakhpur on this day of June 2022.

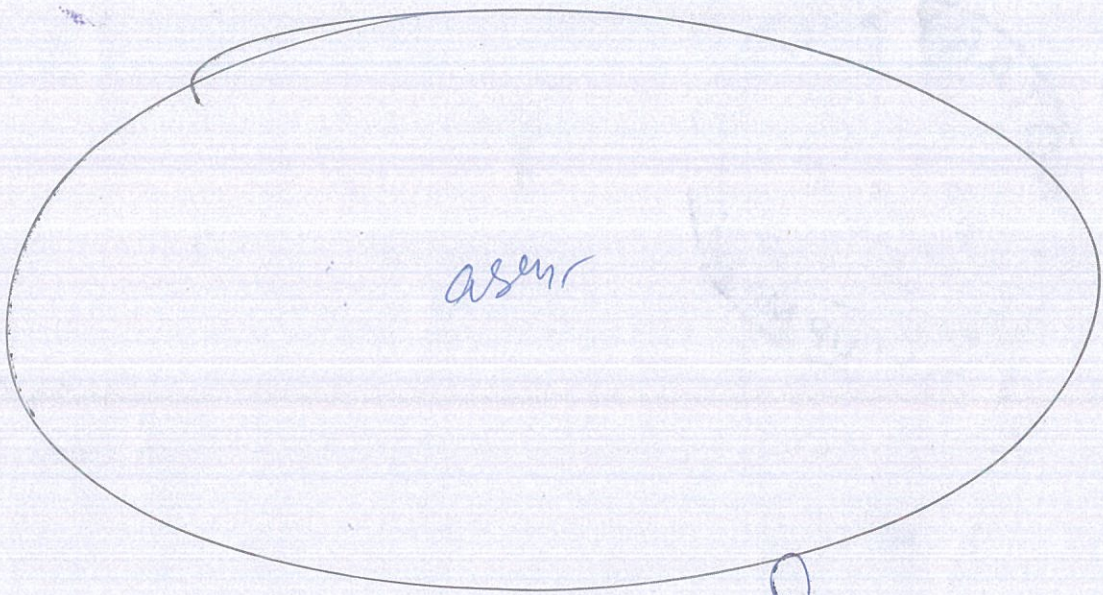



Deponent

S. P. Mishra
Notary Public
Gorakhpur



D
e
p
o
n
e
n
t



as per

[Handwritten signature]

463 Date
Deposition: Arun Singh
Time Date
Identified by
Arrested by S.P. Mishra
Notary Magistrate G.K.P.
[Handwritten signature]