



INDIA NON JUDICIAL



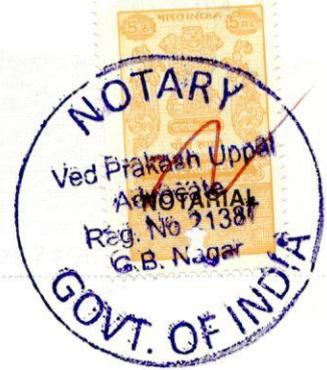
Government of Uttar Pradesh

IN-UP27574004152681V

e-Stamp

Signature: *Rahul*
Name: Rahul Kumar Dubey
ACC Code: UP14050104
ACC Add: G.B. Nagar (U.P.)
LIC No.: 200, M.: 9999742878

Certificate No. : IN-UP27574004152681V
 Certificate Issued Date : 28-Sep-2023 05:59 PM
 Account Reference : NEWIMPACC (SV)/ up14050104/ GAUTAMBUDDH NAGAR 2/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1405010450896572381111V
 Purchased by : FRANKLIN INFRATECH PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : FRANKLIN INFRATECH PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : FRANKLIN INFRATECH PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

— Affidavit Form B " AVENUE 133 " —



For Franklin Infratech Pvt. Ltd.

[Signature]
Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at "www.ahdtestamp.com" or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. 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. Ashish Bhutani Director/promoter of the M/s Franklin Infratech Pvt. Ltd. duly authorized by the promoter of the proposed project "AVENUE 133" vide its/his/their authorization dated 20.09.2023.

I, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1 **Franklin Infratech Pvt. Ltd.** has a legal title to 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 real estate project is enclosed herewith.

2. That the said land is free from all encumbrances. OR That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoted is 01.11.2023 to 26.09.2028 for 58 Months.

4. That seventy percent of the amounts realised 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 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 utilised 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.



For Franklin Infratech Pvt. Ltd.


Director

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 Franklin Infratech Pvt. Ltd.


Director

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 on this day of 29.09.23.

For Franklin Infratech Pvt. Ltd.


Director

Deponent

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted is correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.



ATTESTED


Ved Prakash Uppal
Notary Advocate
Reg No.21387
G.B. Nagar

29 SEP 2023