



## INDIA NON JUDICIAL

# **Government of Uttar Pradesh**

#### e-Stamp





Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

**Property Description** 

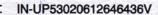
Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Raid B

Stamp Duty Amount (Rs.)



06-Jul-2023 01:59 PM

NEWIMPACC (SV)/ up14838004/ LUCKNOW SADAR/ UP-LKN

SUBIN-UPUP1483800400595832836009V

SHALIMAR KSMB PROJECTS

Article 4 Affidavit

N/A

SHALIMAR KSMB PROJECTS

SHALIMAR KSMB PROJECTS

10

(Ten only)



Please write betype below this line

FORM 'B' [Rule 3(4)]

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

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Khalid Masood (Partner) duly authorized by the M/s. Shalimar KSMB Projects (promoter) of proposed project "Garden Bay Aster Extension 01".

- I, Mr. Khalid Masood duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-
  - That promoter has a legal title to the land on which the development of the project is proposed.

hat the said land is free from all encumbrances.

Advocate

For Shalimar KSMB Projects Partner

- 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 05.10.2025.
- 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 incompliance with the proportion to the percentage of completion of the project.

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.

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.

**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 Lucknow on 24.10.2023.

For Shalimar KSMB Projects

For Shalimar KSM

Partner

SWORN VERIFIED
BEFORE ME

Advocate

and identify the deponent who