



e-Stamp



Certificate No. : IN-UP41679751431974X
 Certificate Issued Date : 16-Jul-2025 05:29 PM
 Account Reference : NEWIMPACC (SV)/ up14885004/ LUCKNOW SADAR/ UP-LKN
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 Purchased by : ARDIA PROJECTS LLP
 Description of Document : Article-4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : ARDIA PROJECTS LLP
 Second Party : Not Applicable
 Stamp Duty Paid By : ARDIA PROJECTS LLP
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line

C. P. MISRA
 ADV. & NOTARY
 HQ LUCKNOW U.P. INDIA
 REGN. NO. 20914

FORM 'B'
 [See rule3 (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. Manoj Agarwal duly authorized by the Ardia Projects LLP (promoter) of the proposed project "NEO DOWNTOWN".

I, Mr. Manoj Agarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

Ardia Projects LLP
Manoj Agarwal
 Authorised Signatory

Important Note:

1. The authenticity of the Promoter's certificate should be verified at www.promotersinfo.com or online e-Stamp Model-Area of State.
2. The certificate is the document but Certificate and its availability on the website of State e-Stamp (if any).
3. The stamp or marking its legitimacy is on the duty of the employer.
4. The stamp of the State e-Stamp is not valid without the presence of the State.

3. That the time period within which the project shall be completed by promoter is 30-11-2030.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.

Ardia Projects LLP
Deponent
Authorised Signatory

Verification

Sworn and Verified
Before me

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 03.07.2025.

Ardia Projects LLP
Deponent
Authorised Signatory

C. P. MISRA
ADV. & NOTARY
HQ LUCKNOW U.P. INDIA
REGN. NO. 20914

