



सत्यमेव जयते

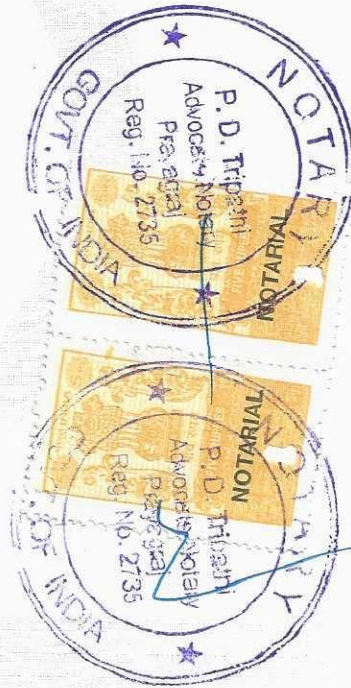
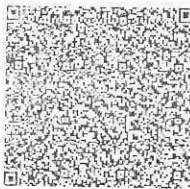
INDIA NON JUDICIAL

Government of Uttar Pradesh

PRAKASH JAISWAL
ACC Code-UP14161804 LHO No. 7
District Court, Prayagraj
MOB.- 9692317624
District Sadar, Prayagraj

e-Stamp

Certificate No.	: IN-UP16200629879770U
Certificate Issued Date	: 14-Jun-2022 11:32 AM
Account Reference	: NEWIMPACC (SV)/ up14161804/ PRAYAGRAJ SADAR/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUP1416180424078387724052U
Purchased by	: DIVANSH REALTY LLP
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: DIVANSH REALTY LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: DIVANSH REALTY LLP
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

Anurag

FORM 'B'
[Seerule3 (4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THEPROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anurag Agarwal (Authorized Signatory) duly authorized by **M/s Divansh Realty LLP** (promoter) of the proposed project "**The Courtyard Shantipuram**".

I, Mr. Anurag Agarwal, duly authorized by the promoter of the proposed project do here by solemnly declare, under take and state as under:-

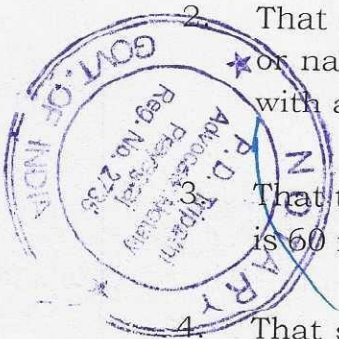
1. Mr. Dhruva Kumar Agarwal and Mr. Rajiv Agarwal has a legal title to the land on which the development of theproposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between the owner and the promoter for development of the real estate project is enclosed.

2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are attached with application for registration of the project before RERA.

3. That the time period within which the project shall be completed by promoter is 60 months.

4. That seventy percent of the amounts realized by me/promoter for there ale state project from the Allottees, from time to time, shall be deposited in a separate account to be maintain Edina 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 percent age 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.



Anurag
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 Prayagraj on 13-06-2022.

Anurag
Deponent

Sri.
Identified by
Advocate to be his/her affidavit
are true and correct which is here by
verified and attested

IDENTIFIED BY
Anurag
ADVOCATE PRAYAGRAJ

P.D. Tripathi
Advocate Notary
Govt. of India