



INDIA NON JUDICIAL

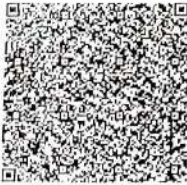


Government of Uttar Pradesh

IN-UP40308104958298X

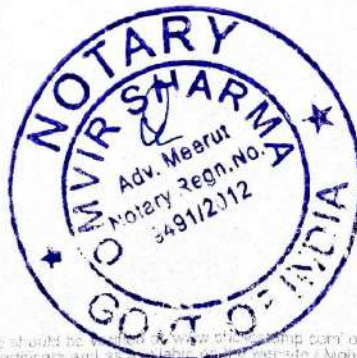
e-Stamp

Certificate No.	: IN-UP40308104958298X
Certificate Issued Date	: 08-Jan-2025 07:00 PM
Account Reference	: NEWIMPACC (SV)/ up14819304/ MEERUT SADAR/ UP-MRT
Unique Doc. Reference	: SUBIN-UPUP1481930477605999202405X
Purchased by	: VARUN AGARWAL
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: VARUN AGARWAL
Second Party	: Not Applicable
Stamp Duty Paid By	: VARUN AGARWAL
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

*[Handwritten signature]*



Statutory Note:

- The veridities of the Stamp certificate should be checked by the user through the app or using e-Stamp Mobile App of Stock Holding India Ltd. If the details on this Certificate are not visible on the app or mobile app renders it invalid.
- The user responsible for the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Complaint Authority.

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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. Varun Agarwal, Promoter of the proposed project/duly authorized by the promoters of the proposed project, vide its/his/their authorization letter dated 01.12.2024

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

**M/S SARASWATI SAGAR** Have/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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is **30.06.2026**.
3. That seventy percent of the amounts realised by me/promoter for the real estate project from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction / development and the land cost and shall be used only for that purpose.
4. 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.
5. 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.
6. 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 statements of accounts duly certified and signed by such chartered accountants 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.
7. That I/Promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.




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e-Stamp Certificate No.IN- UP40308104958298X

(3)

9. 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.

✓   
Deponent  
(VARUN AGARWAL)

Verification

That 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 Meerut on this day of 08<sup>TH</sup> JANUARY 2025.

✓   
Deponent  
(VARUN AGARWAL)

4, VIJAY NAGAR, SHIVAJI ROAD, MEERUT-250001



**ATTESTED**  
*Attested 9/1/25*  
**OMVIR SHARMA (Advocate)**  
**NOTARY Meerut**