

INDIA NON JUDICIAL



Government of Uttar Pradesh

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ACC Name - ANIRUPPH KUMA ACC Code - UP 141 - 750 a ACC Andress-165/11 Azar Nagar Sauth Mele Joence No. - 588, Mob. 99562578

Certificate	No.
Certificate	Issued Date

Certificate Issued Date

Account Reference
Unique Doc. Reference

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Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP08249613904433V

08-Sep-2023 12:45 PM

NEWIMPACC (SV)/ up14157504/ PRAYAGRAJ SADAR/ UP-AHD

: SUBIN-UPUP1415750412107239907443V

HEMANT KUMAR SINDHI

Article 4 Affidavit

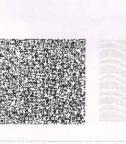
Not Applicable

HEMANT KUMAR SINDHI

Not Applicable

: HEMANT KUMAR SINDHI

(Ten only)





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. Hemant Kumar Sindhi (Authorized Signatory) duly authorized by the **HK Infrazone Private Limited** (promoter)of the proposed project "Sunshine Imperial Heights".

I,Mr. Hemant Kumar Sindhi duly authorized by the promoter of the proposed project do here by solemnly declare, undertake and state as under:-

1. That promoter has a legaltitle to the land on which the development of the project is proposed.

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 of the project before RERA.

R. B. Singh Advocate Notary Prayagraj

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- That the time period with in which the project shall be completed by promoter is by 24,10,2028.
- 4. That seventy percent 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.
- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 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 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

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.

Hemani Kamar Sindu 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 21-10-2023.

Hemautlemar Sinde

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Si. No.

Pa No. 29/13/2023

R. B. Singh Advocate Notary Prayagraj

HK INFRAZONE PRIVATE LIMITED

17, Industrial Colony, Naini, Allahabad-211008, Uttar Pradesh

Certified True Copy of Extracts of Minutes of the meeting of the Board of Directors of M/9 H K Infrazone Private Limited held at the Registered. Office of the Company at 17, Industrial Colony, Naini, Allahabad on 15th July 2013 at 11.00 A.M..

Authorisation of Mr. Hemant Kumar Sindhi as Authorised Signatory

To Authorise Mr. Hemant Kumar Sindhi, Director of the Company as authorized signatory for all purposes including booking, sale, purchase of properties and to get registration of property in the name of the Company, following resolution was considered and duly passed-

"RESOLVED that Mr. Hemant Kumar Sindhi, Director of the Company be and is hereby appointed as authorized signatory for all purposes including booking, issue of receipt, sale, purchase of properties and to get registration of property in the name of the Company and to sign, submit, execute any paper, document, deed etc. relating to such booking, issue of receipt, sale, purchase of properties, registration of property as Seller/purchaser on behalf of and in the name of the Company and complete all the formalities in this regard from time to time."

Certified true copy

For H K Infrazone Private Limited Heman I homen Indurector.

BABINA

Director.