



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP08249613904433V

e-Stamp

Signature: *[Signature]*
 ACC Name - ANIRUPDH KUMAR
 ACC Code - UP 14157504
 ACC Address-165/11 Azad Nagar Sahib Mahala
 Licence No. - 588, Mob. 9956257847
 Released 7 District Prayagraj

Certificate No. : IN-UP08249613904433V
 Certificate Issued Date : 08-Sep-2023 12:45 PM
 Account Reference : NEWIMPACC (SV)/ up14157504/ PRAYAGRAJ SADAR/ UP-AHD
 Unique Doc. Reference : SUBIN-UPUP1415750412107239907443V
 Purchased by : HEMANT KUMAR SINDHI
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : HEMANT KUMAR SINDHI
 Second Party : Not Applicable
 Stamp Duty Paid By : HEMANT KUMAR SINDHI
 Stamp Duty Amount(Rs.) : 10
 (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 legal title 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 for registration of the project before RERA.

SOLEMNLY AFFIRMED before me
 In at AM/PM by Sri
 Smt. *[Signature]*
 identified by Mr. *[Signature]*
 Advocate to be his/her affidavit are
 true and correct which is here by

[Signature]
R. B. Singh
 Advocate Notary
 Prayagraj
 21-10-2023



The authenticity of this Stamp can be verified by visiting the website www.e-stamp.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 ends of checking the legitimacy of the certificate
 3. In case of any discrepancy please inform the Competent Authority

[Signature]
Hemant Kumar Sindhi

3. That the time period within 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.
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.



Hemant Kumar Singh
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.

Hemant Kumar Singh
Deponent

SOLEMNLY AFFIRMED before me
on 21-10-2023 at ANE/PM by Sri
Hemant Kumar Singh
deponent by A/c [Signature]
Advocate Notary Prayagraj
true and correct which is here by
Verified and attested
St. Notary

[Signature]
R. B. Singh
Advocate Notary
Prayagraj
21-10-2023

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/s 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

Hemant Kumar Sindhi

Director.

BABIA