



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

Banwari Lal Tyagi
STAMP VENDER

Licence Number-154

Stamping ID: UP14402204
Tahsil: Sadar, Distt: Agra

₹10

e-Stamp

Certificate No.	: IN-UP48275168779442U
Certificate Issued Date	: 23-Mar-2022 03:28 PM
Account Reference	: NEWIMPACC (SV)/ up14402204/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1440220485759362434983U
Purchased by	: NOTARIAL TICKET
Description of Document	: Article 42 Notarial Act
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: NOTARIAL TICKET
Second Party	: Not Applicable
Stamp Duty Paid By	: NOTARIAL TICKET
Stamp Duty Amount(Rs.)	: 10 (Ten only)

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₹10

Please write or type below this line

IN-UP48275168779442U



E-NOTARIAL TICKET

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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 onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.



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STAMP VENDER

Licence Number-154

Stamping CC ID-UP14402204
Agra Sadar, Distt:-AGR

₹10

e-Stamp

Certificate No.	: IN-UP48090317108636U
Certificate Issued Date	: 23-Mar-2022 02:12 PM
Account Reference	: NEWIMPACC (SV)/ up14402204/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1440220487132620857529U
Purchased by	: ASHOK KUMAR AND OTHERS
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ASHOK KUMAR AND OTHERS
Second Party	: Not Applicable
Stamp Duty Paid By	: ASHOK KUMAR AND OTHERS
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

IN-UP48090317108636U



[Signature]

Statutory Alert:

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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. Murari Prasad Agarwal Partner duly authorized by the promoter "**Ashok Kumar & Others**" of the proposed project "**Ekta Raj Arcade**".

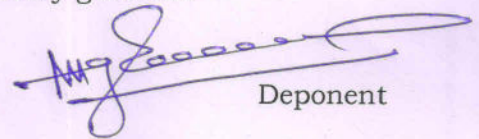
I, Murari Prasad Agarwal Partner, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project is proposed
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.
2. That the said land is free from all encumbrances.
OR
3. That the time period within which the project shall be completed by promoter is 25.01.2027.
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.


Deponent



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Agra (place) on this 23rd day of March 2022.


Deponent

ATTESTED
J.S. Bhagaur (Advocate)
DIST. NOTARY
R. No. 9481/12
Gazetted Officer, Agra
23/3/22