




**Government of Uttar Pradesh**



IN-UP96457419969995W

IN-UP9645741

<b>Certificate No.</b>	: IN-UP96457419969995W
<b>Certificate Issued Date</b>	: 14-Mar-2024 05:26 PM
<b>Account Reference</b>	: NEWIMPACC (SV)/ up14044204/ GAUTAMBUDDH NAGAR 2/ UP-GBN
<b>Unique Doc. Reference</b>	: SUBIN-UPUP1404420489359314237611W
<b>Purchased by</b>	: SHAGUN MART LLP
<b>Description of Document</b>	: Article 4 Affidavit
<b>Property Description</b>	: Not Applicable
<b>Consideration Price (Rs.)</b>	:
<b>First Party</b>	: SHAGUN MART LLP
<b>Second Party</b>	: NA
<b>Stamp Duty Paid By</b>	: SHAGUN MART LLP
<b>Stamp Duty Amount(Rs.)</b>	: 100 (One Hundred only)





Please write or type below this line



For SHAGUN MART LLP

Partn

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App of Stock Holding
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

**FORM 'B'**

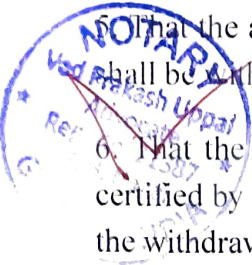
**Project: Shagun City Center PI- 1" Situated at: Plot No C-2 admeasuring  
4374 Sq . Mtr in Sector PI-1 Greater Noda Uttar Pradesh.**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr **Nitin Bansal S/o of Rakesh Kumar Bansal** promoter of the proposed project duly authorized by the promoter of the proposed project, Shagun Mart LLP vide its authorization dated 14.03.2024

I, Mr Nitin Bansal S/o Rakesh Kumar Bansal duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under.

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 03.01.2029
4. That seventy per cent of the amounts realised 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 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 statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for



For SHAGUN MART LLP

*Nitin*  
Partner

SHAGUN MART LLP

*Nitin*  
Partner

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.

8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the 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.

For SHAGUN MART LLP  
Partner

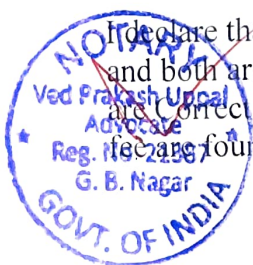
Deponent

### 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 Greater Noida on 14.03.2024

For SHAGUN MART LLP  
Partner  
Deponent



I declare that the PAN Card, Aadhar Card / IN Uploaded on website are correct and both are of the promoter. I also declare that all other documents submitted are correct. IF any information, document including detail of payment made as per are found mislead or wrong, the authority may reject the registration

ATTESTED  
Ved Prakash Uppal  
Advocate Notary  
Reg. No. 152156  
G. B. Nagar