



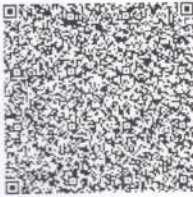
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP57919206400820T
Certificate Issued Date	: 08-Sep-2021 11:27 AM
Account Reference	: NEWIMPACC (SV)/ up14278204/ JHANSI SADAR/ UP-JHS
Unique Doc. Reference	: SUBIN-UPUP1427820404692717182211T
Purchased by	: SWASTIK INFRA DEVELOPERS
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SWASTIK INFRA DEVELOPERS
Second Party	: Not Applicable
Stamp Duty Paid By	: SWASTIK INFRA DEVELOPERS
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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Subsidiary Note:-

1. The authenticity of the e-stamp certificate should be verified at www.eindiaStamp.com or using e-Stamp Mobile App or e-Stamp Padlock.
2. Any discrepancy in the details on the Certificate will be "void" on the website. Mobile app holders should be aware.
3. The e-stamp certificate is not a substitute for the original document and its contents.
4. The e-stamp certificate is not a substitute for the original document and its contents.

FORM 'B'
[See rule 3(4)]

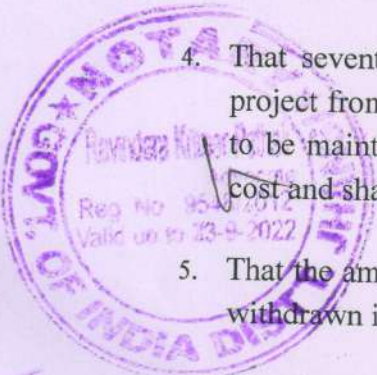
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

Affidavit cum
Declaration

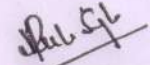
Affidavit cum Declaration of **Mr. Rakesh Singh** promoter of the proposed project / duly authorized by **M/S Swastik Infra Developers** the promoter of the project **Swastik City**, vide its/his/their authorization dated **06/09/2021**.

I, M/S Swastik Infra Developers, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the date which the project shall be completed by me/promoter is **09/02/2026**.
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 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 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 I / promoter shall take all the pending approvals on time, from the competent authorities.



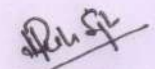
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

Verification

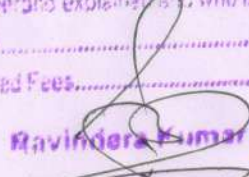
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jhansi on 7th day of September 2021


Deponent



Serial No. 19408/21
Certified that the foregoing statement was
before me this day at.....
by Shri/Smt./Ku. Sudhakar Singh Developer
whom the contents of this affidavit have been
read over and explained and who is identified
by Shri.....
Received Fees.....


Ravindra Kumar Pathak
Advocate

8/9/21



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INDIA NON JUDICIAL

Government of Uttar Pradesh

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Certificate No.	: IN-UP42446135690023T
Certificate Issued Date	: 24-Aug-2021 05:52 PM
Account Reference	: NEWIMPACC (SV)/ up14277004/ JHANSI SADAR/ UP-JHS
Unique Doc. Reference	: SUBIN-UPUP1427700473560720099805T
Purchased by	: MS SWASTIK INFRA DEVELOPERS
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MS SWASTIK INFRA DEVELOPERS
Second Party	: NA
Stamp Duty Paid By	: MS SWASTIK INFRA DEVELOPERS
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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AFFIDAVIT TO UP RERA DEPT.

We do hereby certify that we have not received any booking for the project till the latest date and also confirm that no other project is registered in RERA on the same khasra number as proposed for this project.

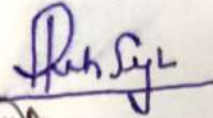
WITNESS

1)

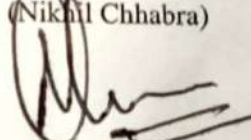
2)

EXECUTANTS

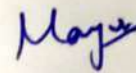
1) (Rakesh Singh)



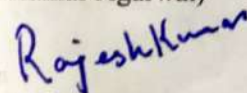
2) (Nikhil Chhabra)



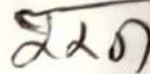
3) (Mayur Agarwal)



4) (Rajesh Kumar Agarwal)



5) (Pooran Singh)



6) (Ankit Chhabra)



7) (Amit Singh)

