



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh



₹10

e-Stamp

Certificate No. : IN-UP36094694204352U
Certificate Issued Date : 04-Mar-2022 05:32 PM
Account Reference : NEWIMPACC (SV)/ up14232404/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1423240463025860941749U
Purchased by : PRATAP SHANKAR MISHRA
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : PRATAP SHANKAR MISHRA
Second Party : Not Applicable
Stamp Duty Paid By : PRATAP SHANKAR MISHRA
Stamp Duty Amount(Rs.) : 10
(Ten only)



₹10



Please write or type below this line

IN-UP36094694204352U

Sworn and Verified
Before Me

SURESH KUMAR
Advocate & Notary Public
Ka/14, Near Majar Devi Das Marg
Niwari Ganj, Chowk, Lucknow

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Statute of the Government of India, 1947.
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.

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. Pratap Shankar Mishra** promoter of the proposed project / duly authorized by **Lucknow Development Authority** the promoter of the project '**Basantkunj Yojna, Sector-A (Part-3)**', vide its/his/their authorization dated **04/03/2022**

I, **Pratap Shankar Mishra**, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

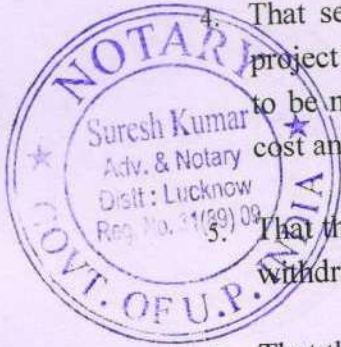
1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **13-12-2026**

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



Sworn and Verified
Before Me

SURESH KUMAR
Advocate & Notary Public

Kaifia, Near Major Devi Das Marg,
Niwajganj, Chowk, Lucknow

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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

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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 Lucknow 4th day of March 2022.

Deponent

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Sworn and Verified
Before Me

SURESH KUMAR

Advocate & Notary Public
Ka/14, Near Majar Devi Das Marg
Niwaraj ganj, Chowk, Lucknow

I identify the deponent/executor who
has/have signed before me.