

1. The authenticity of the Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.



Affidavit cum Declaration

Affidavit cum Declaration of Mr Sanjeev Kumar Singh duly authorized by the promoter Uttam Ventures Private Limited of the proposed project vide their Board Resolution dated 07/01/2025;

I Sanjeev Kumar Singh duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That 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.

OR

That details of encumbrances NIL including details of any rights, title, Interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is date 30.12.2027.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 AGRA on this 17th day of April 2025.

  
Deponent



ATTESTED  
  
Poonam Singh  
DIST. NOTARY  
Gazetted Officer., AGRA