

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP84306864952497X

09-Apr-2025 10:34 AM

NEWIMPACC (SV)/ up14822604/ AGRA SADAR/ UP-AGR

SUBIN-UPUP1482260461809253556352X

DISTRICT NOTARY ADVOCATE

Article 42 Notarial Act

Not Applicable

DISTRICT NOTARY ADVOCATE

Not Applicable

DISTRICT NOTARY ADVOCATE

10

(Ten only)

Acc Name - LOKENDRA SHARMA Acc ld - UP1482 1604 M. - 7906/129242 Stamp Vendor No.- 78 Licence



Please write or type below this line



In case of any discrepancy please inform the Competent Authority.



INDIA NON JUDICIAL



Government of Uttar Pradesh

e-Stamp

IN-UP85193023433946X

Certificate No.

09-Apr-2025 01:52 PM Certificate Issued Date

NEWIMPACC (SV)/ up14822604/ AGRA SADAR/ UP-AGR Account Reference

SUBIN-UPUP1482260467686550348578X Unique Doc. Reference

UTTAM VENTURES PRIVATE LIMITED

Purchased by

Article 4 Affidavit Description of Document Property Description Not Applicable

Consideration Price (Rs.)

UTTAM VENTURES PRIVATE LIMITED First Party

Not Applicable Second Party

UTTAM VENTURES PRIVATE LIMITED Stamp Duty Paid By

Stamp Duty Amount(Rs.) (Ten only)

Acc Name - LOKENDRA SHARMA Acc Id - UP 4822604 M.- 7906126742 Stamp Vendor Licence No.- 78 Diwani Parishar, Distt.-Agr

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Statutory Alert:

Any discrepancy in the details on 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.

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 NILL 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 is promoter shall get the accounts audited within six months after the end of every financial year as a processed accountant in practice, and shall produce a statement of accounts duly certified and since the contract of accounts duly certified and since the project have been utilized for the project and the withdrawal has been incompliance the project to the project.

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

/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



PHOOLOGINGH
UISTITATION
Gazetted Officer., AGRA