



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP66298505828405X

e-Stamp

Certificate No.	: IN-UP66298505828405X
Certificate Issued Date	: 30-Jul-2025 05:28 PM
Account Reference	: NEWIMPACC (SV) / up14232304/ LUCKNOW SADAR UP EKN
Unique Doc. Reference	: SUBIN-UPUP1423230430271439927186X
Purchased by	: SYED MOHD JOHN ABBAS RIZVI
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SYED MOHD JOHN ABBAS RIZVI
Second Party	: Not Applicable
Stamp Duty Paid By	: SYED MOHD JOHN ABBAS RIZVI
Stamp Duty Amount(Rs.)	: 10 (Ten only)



0170140



A. Kumal
ANABRISH KUMAR
 ADVOCATE & NOTARY
 Vill. Devi Ganj, Anaiya
 Adampur, Janubi, Lucknow
 30-7-25

Statutory Alert:
 1. The authenticity of this Stamp certificate should be verified at 'www.e-stamp.com' or using e-Stamp Mobile App of Stock Holding
 Any discrepancy in the details on this Certificate and its availability 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 rule3 (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. Shyed Mohd John Abbas Rizvi
(Director) duly authorized by the John Business Consultants Private Limited
(promoter) of the proposed project "Him Golden City".

I, Mr. Shyed Mohd John Abbas Rizvi duly authorized by the
promoter of the proposed project do hereby solemnly declare, undertake and state
as under:-

1. That owner John Business Consultants Pvt Ltd has a legal title to the land
on which the development of the project is proposed.

That the said land is free from all encumbrances.



3. That the time period within which the project shall be completed by
promoter is 30-09-2029.

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.

A. Kumar
AMBRISH KUMAR
ADVOCATE & NOTARY
Vill. Devi Ganj, Adampur,
Adampur, Janub. Dist. Lucknow.

30-7-25

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project, shall be withdrawn in proportion to the percentage of completion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

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completion of the project.

7. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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 there from.

Verified by me at Lucknow on _____.


Deponent

A. Kumar
ANUBRISH KUMAR
ADVOCATE & NOTARY
VIII. Devi Ganj, Anaiya
Adampur, Janubi, Lucknow
30-7-28

know and identify the deponent
who has signed/put his name