

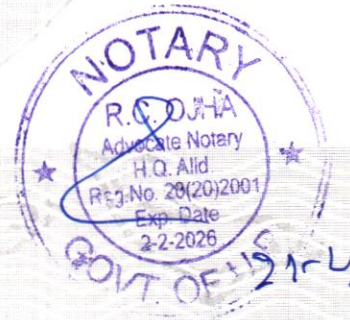
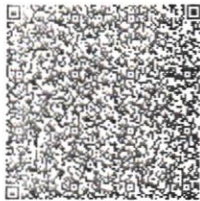
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

ACC Name: IN-UP00415574388988X
 Add- District Court, Sadar, Prayagraj
 ACC Code- UPI4431004
 Licence No. 941, Mob-9696186012

Certificate No. : IN-UP00415574388988X ₹100
 Certificate Issued Date : 21-Apr-2025 01:12 PM
 Account Reference : NEWIMPACC (SV)/ up14431004/ PRAYAGRAJ SADAR/ UP-AHD
 Unique Doc. Reference : SUBIN-UPUP1443100498187998999131X
 Purchased by : Abhiyaan Buildcon Pvt Ltd Thru Dir Anubhav Verma
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : Abhiyaan Buildcon Pvt Ltd Thru Dir Anubhav Verma
 Second Party : Not Applicable
 Stamp Duty Paid By : Abhiyaan Buildcon Pvt Ltd Thru Dir Anubhav Verma
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



IN-UP00415574388988X

Please write or type below this line



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**

ABHIYAAN BUILDCON PRIVATE LIMITED
Auro

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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)]

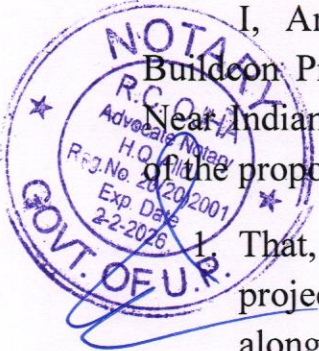
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER**

Affidavit cum Declaration

Affidavit-cum-Declaration of ABHIYAAN BUILDCON PRIVATE LIMITED through its Director Anubhav Verma S/o Nishith Verma Reg. Office 14, Ibrahimpur, Nature Villa, Near Indian Oil Depot, Trivenipuram, Jhunsi, Prayagraj-211019 (U.P.) Promoter of the proposed "CITIZEN PAVITRA" situated at Arazi-878, Mauza-Andawa, Jhunsi, District Prayagraj (Ward No. 6, Nagar Nigam, Prayagraj) vide its authorization dated 21/04/2025 issued by Prayagraj Development Authority.

I, Anubhav Verma S/o Nishith Verma, Managing Director Abhiyaan Buildcon Private Limited through its Reg. Office 14, Ibrahimpur, Nature Villa, Near Indian Oil Depot, Trivenipuram, Jhunsi, Prayagraj-211019 (U.P.) Promoter of the proposed project. do hereby solemnly declare, undertake and state as under:

1. That, I Promoter have legal title to the land on which the development of the project is proposed and legally valid authentication of title of such land along with an authenticated copy of the document of revenue record namely khasara of Andawa, Tehsil-Phulpur, Prayagraj pertaining to Part of Arazi-878, Mauza-Andawa, Jhunsi, District Prayagraj is enclosed herewith.
2. That/the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is 20/04/2030 (60 months).
4. That, seventy per cent of the amounts realized by 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.



ABHIYAAN BUILDCON PRIVATE LIMITED
[Signature]
DIRECTOR

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, 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 on any grounds.

ASHIYAN BUILDCON PRIVATE LIMITED
 Director
 Deponent

Verification

I, the deponent above, do here by verify the contents of paragraph no. 1 to 10 above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this Tuesday the Twenty Second day of April, 2025

ASHIYAN BUILDCON PRIVATE LIMITED
 Director
 Deponent

The documents has been presented before me
 on 21-4-25 A.M./P.M.
 at Allahabad the document is /are
 identified by shri. [Signature]
 Advocate the Content of the Documents
 has been explained to the Excuted which was
 admit the to be Correct.
 and the Documents is Attested.

Ramesh Chandra Pjha
 Advocate Notary
 str Head Quarter Allh

Signature/T.I.
 Identified
 Advocate

21-4-25

