



INDIA NON JUDICIAL



IN-UP60722346508788W

Government of Uttar Pradesh

e-Stamp

PRIYANSHU JAISWAL  
CODE-UP 14536404, Lic. No.  
7805770186/9335490249/76519-  
District Sadar, Prayagraj

Certificate No.

: IN-UP60722346508788W

Certificate Issued Date

: 10-Feb-2024 12:14 PM

Account Reference

: NEWIMPACC (SV)/ up14536404/ PRAYAGRAJ SADAR/ UP-AHD

Unique Doc. Reference

: SUBIN-UPUP1453640417588656476317W

Purchased by

: MANISH KUMAR

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: MANISH KUMAR

Second Party

: Not Applicable

Stamp Duty Paid By

: MANISH KUMAR

Stamp Duty Amount(Rs.)

: 10

(Ten only)

सत्यमव जयते



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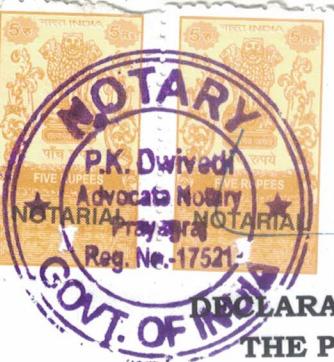
Please write or type below this line



*(Signature)*

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shilestamp.com](http://www.shilestamp.com) or using e-Stamp Mobile App or 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**

Affidavitcum Declaration

Affidavitcum Declaration of Mr. Manish Kumar (Director) duly authorized by the Vardha Develco Private Limited (promoter) of the proposed project "Vardha Sky Castle".

I, Mr. Manish Kumar duly authorized by the promoter of the proposed project do here by solemnly declare, undertake and state a sunder:-

1. That landowners have the legal title to the land on which the development of the project is proposed and have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project which is enclosed with the application of registration.
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 20.01.2029.

That seventy percent 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 forth at purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be with, drawn in proportion to the percent age of completion of the project.
6. That the amounts from the separate account shall be with drawn after it is certified by an engineer, an architect and a chartered accountant in practice that the with drawal is in proportion to the percent age of completion of the project.
7. That promoter shall get the accounts audited with in 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 approval sometime, 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 any applicant at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

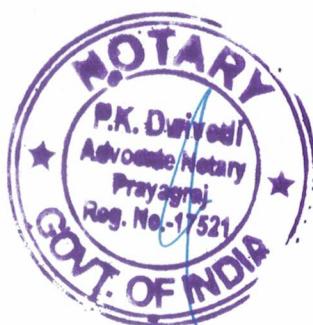
  
Deponent

### 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 Prayagraj on 09.02.2024.

  
Deponent



Sri.....  
Identified by.....  
Advocate to be his/her affidavit  
are true and correct which is here to  
verified and attested.

P. K. Dwivedi  
Advocate Notary  
Govt of India

IDENTIFIED BY

ADVOCATE PRAYAGRAJ

## MEMORANDUM OF AUTHORISTATION

### BEFORE THE UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY

In the case of VARDHA DEVELCO PVT. LTD.

**"RESOLVED THAT the firm/company has decided to authorize Mr. MANISH KUMAR** (Director) of the entity be and is hereby authorized to represent the entity and its partners before the Uttar Pradesh Real Estate Regulatory Authority, Lucknow, Uttar Pradesh.

**FURTHER RESOLVED THAT**, Mr. MANISH KUMAR (Director) of the entity be and is hereby authorized to sign, verify execute and submit the necessary documents which include the Authority Letter to appoint consultant to represent the entity also; to appear in the Appellate Tribunal / Court /Arbitration proceedings on behalf of the entity to sign and verify the pleadings ; to tender the evidence; to allow/produce evidence of other relevant persons; to submit the documents; to swear affidavit(s); to make the depositions & statements; to file revision, review, appeals and to initiate and defend any other litigation arising out of this dispute etc. To compromise the matter and to do all other deeds and things on behalf of the entity required for the above said purposes." The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

Place: PRAYAGRAJ

Date: 12.02.2024

For VARDHA DEVELCO PVT. LTD.



Director

I accept -

MANISH KUMAR

Authorised Representative

