



INDIA NON JUDICIAL



IN-UP81114821930227X

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP81114821930227X
Certificate Issued Date : 10-Jun-2025 01:24 PM
Account Reference : NEWIMPACC (SV)/ up14752704/ VARANASI SADAR/ UP-VNS
Unique Doc. Reference : SUBIN-UPUP1475270459749666612925X
Purchased by : D M S ASSOCIATES THR SANJAY KUMAR KESHARI
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : D M S ASSOCIATES THR SANJAY KUMAR KESHARI
Second Party : Not Applicable
Stamp Duty Paid By : D M S ASSOCIATES THR SANJAY KUMAR KESHARI
Stamp Duty Amount(Rs.) : 20
(Twenty only)

₹20

₹20 ₹20 ₹20 ₹20

सत्यमेव जयते

Signature.

ACC Name: Vishal Kumar Baran

ACC Code: -UP 14752704

CC Add: Bhavneshwar Nagar Colony

10' le No.-9129700718

Licence No.-547

+ JARANA



₹20

Please write or type below this line

IN-UP81114821930227X



10/6/24

संजय कुमार केशरी

24/06/24

Statutory Alert:

- The authenticity of 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.
- The onus of checking the legitimacy is on the users of the certificate. In case of any discrepancy, please inform the Competent Authority.

ATTACHED TO E-STAMP NO. IN-UP81114821930227X

AFFIDAVIT

Affidavit cum Declaration of M/s D.M.S. ASSOCIATES duly authorized by the promoter of the proposed project MOHAN VILASH, vide its authorization dated 05.06.2025



I, SANJAY KUMAR KESHARI, partner of M/s D.M.S. ASSOCIATE duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That there is no booking against the proposed project MOHAN VILASH.
2. That no advertisement has been published anywhere for the proposed project MOHAN VILASH.
3. That there is no other project registered in RERA on the same khasra number as proposed for this project.

2d

संजय कुमार केशरी

Deponent

(SANJAY KUMAR KESHARI)

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 Varanasi 10/6/25 on this day of June 2025

2d

संजय कुमार केशरी

Deponent

(SANJAY KUMAR KESHARI)



मैं शपथकर्ता ने शपथ ग्रहण किया
Oathed by Deponent before me
प्रस्तुति द्वारा अधिवक्ता श्री.....
Counseled by Advocate Shri/Smt.....
आज दिनांक 10/6/25 समय 1:45 AM/PM

एस० एल० श्रीवास्तव, एडवोकेट
NOTARY, Govt. Of India
Regn. No.-51532



INDIA NON JUDICIAL



IN-UP81105772570590X

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP81105772570590X
Certificate Issued Date : 10-Jun-2025 01:22 PM
Account Reference : NEWIMPACC (SV)/ up14752704/ VARANASI SADAR/ UP-VNS
Unique Doc. Reference : SUBIN-UPUP1475270459783548277123X
Purchased by : D M S ASSOCIATES THR SANJAY KUMAR KESHARI
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : D M S ASSOCIATES THR SANJAY KUMAR KESHARI
Second Party : Not Applicable
Stamp Duty Paid By : D M S ASSOCIATES THR SANJAY KUMAR KESHARI
Stamp Duty Amount(Rs.) : 20
(Twenty only)

₹20

₹20 ₹20 ₹20 ₹20

सत्यमेव जयते



Signature: *[Signature]*
ACC Name: Vishal Kumar Baranwa
ACC Code: -UP 14752704
CC Add: -Bhujneshwar Nagar Colony
Id No: -9129700718
Licence No: -547
+ JARANA



IN-UP81105772570590X

Please write or type below this line



[Handwritten Signature]
[Handwritten Signature]

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ATTACHED TO E-STAMP NO. IN-UP81105772570590X

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 M/s D.M.S. ASSOCIATE duly authorized by the promoter of the proposed project MOHAN VILASH, vide its authorization dated 05.06.2025

I, SANJAY KUMAR KESHARI, partner of M/s D.M.S. ASSOCIATE duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project 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 the promoter is 29/04/2029.
4. That seventy per cent of the amounts realised by the 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 the 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Sanjay Kumar Keshari,

2d [Signature]

10. That the 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.

2d
[Signature]
Verification

संजय कुमार केशरी

Deponent

(SANJAY KUMAR KESHARI)

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 Varanasi 10th on this day of June 2025

2d
[Signature]

संजय कुमार केशरी

Deponent

(SANJAY KUMAR KESHARI)



10/6/25

स्वयं शपथकर्ता ने इच्छा प्रकट किया
Oathed by Deponent before me
प्रस्तुति द्वारा अधिवक्ता श्री
Counselled by Advocate Mr./Smt.
आज दिनांक 10/6/25 1.40 AM/PM

एस० एल० श्रीवास्तव, एडवोकेट
NOTARY, Govt. Of India
Regn. No.-51532

[Signature]
10/6/2025