



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP19810702449396S
Certificate Issued Date	: 30-Dec-2020 03:01 PM
Account Reference	: NEWIMPACC (SV)/ up14126604/ KANPUR/ UP-KNP
Unique Doc. Reference	: SUBIN-UPUP1412660432780285858512S
Purchased by	: MS AISHWARYA COLONISERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT
Consideration Price (Rs.)	:
First Party	: MS AISHWARYA COLONISERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: MS AISHWARYA COLONISERS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



-----Please write or type below this line-----

For Aishwarya Colonisers Private Limited

Director

Statutory Alert:

1. 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.
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.

(2)

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 Mr. Anand Kumar Gupta S/o Late Ram Nath Gupta R/o 4/278 B-5, Vishnupuri, Kanpur Nagar Director M/s Aishwarya Colonisers Pvt. Ltd. Promoter of the proposed project.

I, Anand Kumar Gupta Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

_____ have/has a legal title to the land on which the development of the proposed project is to be carried out

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.

OR

That, details of encumbrances _____ 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 1 year.
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, I / 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.

For Aishwarya Colonisers Private Limited

Director

(3)

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / 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.

For Aishwarya Colonies Private Limited

Deponent

Director

Verification

I, Anand Kumar Gupta the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified on this day of.....

For Aishwarya Colonies Private Limited

Deponent

Director