

INDIA NON JUDICIAL

Government of Uttar Pradesh

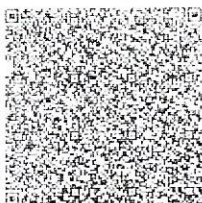
e-Stamp



IN-UP35797879976857X

Certificate No. : IN-UP35797879976857X
Certificate Issued Date : 13-May-2025 04:25 PM
Account Reference : NEWIMPACC (SV)/ up14488204/
Unique Doc. Reference : SUBIN-UPUP1448820469171432164287X
Purchased by : Golden Sahkari Awas Samiti Limited
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : Golden Sahkari Awas Samiti Limited
Second Party : Not Applicable
Stamp Duty Paid By : Golden Sahkari Awas Samiti Limited
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

Signature:
ACC Name-Alok Kumar Mishra ACC Code-UP14488204
ACC Address-Phulpur, Prayagraj Mobile-9616050395
ACC No-895 Tehsil & District-Phulpur, Prayagraj



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**

Golden Sahkari Awas
Samiti Limited

Secretary

FORM - 'B'

[See rule 3(4)]

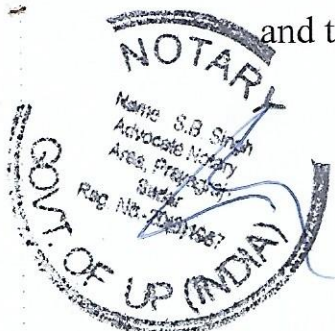
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER**


Affidavit cum Declaration

Affidavit-cum-Declaration of GOLDEN SAHKARI AWAS SAMITI LIMITED through its Secretary Mohd Imran Ahmad S/o Mohd. Rafi Khan Reg. Office 135B/8N, Chak Niratul, Prayagraj, Uttar Pradesh-221505 (U.P.) Promoter of the proposed "GREEN ESTATE" situated at Arazi No 84 Part, 85 Part, 86,87& 89Mi, Bhagipur, Jhusni, Prayagraj, Uttar Pradesh vide its authorization dated 01/05/2025 issued by Prayagraj Development Authority.

I, Mohd Imran Ahmad S/o Mohd Rafi Khan, Secretary Golden Sahkari Awas Samiti Ltd through its Reg. Office 135B/8N, Chak Niratul, Prayagraj, 221505 (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 Bhagipur, Tehsil-Phulpur, Prayagraj pertaining to Part of Arazi-84 to 89, Mauza-Andawa, Jhusni, 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 29/06/2027 (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.



for Golden Sahkari Awas
Samiti Limited

Secretary

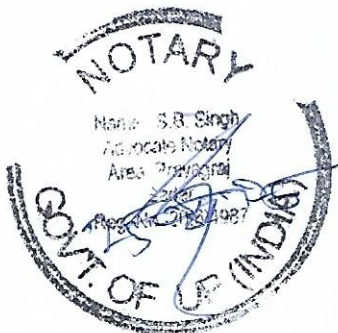
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant 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.



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.



Deponent
For Golden Ball
Saini Limited

Secretary

SOLEMNLY AFFIRMED before
me on...
Sri/Smt... Identified by
M... Advocate to be his
her affidavit of the same correct
which is here by verified and attested

S.B. SINGH
Advocate Notary
U.P. INDIA
28.4.25