



INDIA NON JUDICIAL



IN-UP45802687506862W

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP45802687506862W
Certificate Issued Date : 13-Aug-2024 12:44 PM
Account Reference : NEWIMPACC (SV)/ up14838004/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1483800487480562484361W
Purchased by : SHALIMAR LAKECITY PRIVATE LIMITED
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : SHALIMAR LAKECITY PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : SHALIMAR LAKECITY PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

FORM 'B'
[See rule3 (4)]DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTERAFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sheo Janam Chaudhari (Authorized Signatory) duly
authorized by the **Shalimar Lakecity Pvt Ltd** (promoter) of the proposed project
"Valencia County East Phase 2".

I, Mr. Sheo Janam Chaudhari duly authorized by the promoter of the proposed project do
hereby solemnly declare, undertake and state as under:-

1. That promoter has a legal title to the land on which the development of the
project is proposed.

For Shalimar Lakecity Pvt. Ltd.

Authorised Signatory

Rekha Arora
Adv. & Notary
12 Lucknow (UP)

Subsidiary Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.e-stamp.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. That there is no encumbrance on the project/project land.
3. That the time period within which the project shall be completed by promoter is 31.12.2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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, plot or building, as the case may be, on any grounds.

For Shalimar Lakecity Pvt. Ltd.

Authorised Signatory
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 Lucknow on 06.11.2025.

For Shalimar Lakecity Pvt. Ltd.

Authorised Signatory
Deponent

EKHAARORA
Adv. & NOTARY
SAD, H.Q. LUCKNOW U.P. INDIA
Recd No 31/79/2001
UTTAR PRADESH
worn & Verified
before me
Rekha Arora
Adv. & Notary
12 Lucknow (U.P.)
11/11/2025

Identify that deponent/executant/surety
who has signed/put TL before me.