

**INDIA NON JUDICIAL****Government of Uttar Pradesh****e-Stamp****SANJAY BANSAL****Stamp Vendor****Licence No. 22****E-Stamping ACC Id- UP14140704****Tehsil Sadar, Distt. Agra**

₹10

₹10 ₹10 ₹10 ₹10

Certificate No.

IN-UP81174880456811U

Certificate Issued Date

30-Aug-2022 03:35 PM

Account Reference

NEWIMPACC (SV)/ up14140704/ AGRA SADAR/ UP-AGR

Unique Doc. Reference

SUBIN-UPUP1414070454698866219016U

Purchased by

MADHUSUDAN AVAS PRIVATE LIMITED

Description of Document

Article 4 Affidavit

Property Description

FOR AFFIDAVIT

Consideration Price (Rs.)

:

First Party

MADHUSUDAN AVAS PRIVATE LIMITED

Second Party

CAPABLE OFFICER

Stamp Duty Paid By

MADHUSUDAN AVAS PRIVATE LIMITED

Stamp Duty Amount(Rs.)

10
(Ten only)

सत्यमेव जयते

Please write or type below this line

IN-UP81174880456811U



FORM 'B'
[Seerule3 (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. Madhusudan Sharma** (Director) duly authorized by the promoter "Madhusudan AVAS Private Limited" of the proposed project "Dwarika Grande Vila".

I, **Mr. Madhusudan Sharma** duly authorized by the promoter of the proposed project "Dwarika Grande Vila" do here by 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.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 5 years.
4. That seventy percent of the amounts realized by me/promoter for the real state 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

M-e-sha
Deponent

Verification

The contents of my above Affidavitum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at _____ on 30th Day of Aug. - 22

M-e-sha
Deponent



25638/2022
Issued to Mrs. Shobha Shastri
and by _____
The undersigned the Consignee
acknowledges receiving and reading
the above on 30-08-2022
S. D. Mohanty
Issued by _____