



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP01643321003609U
Certificate Issued Date : 15-Jan-2022 12:34 PM
Account Reference : NEWIMPACC (SV)/ up14106404/ LUCKNOW/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1410640494002152091555U
Purchased by : ANS DEVELOPERS PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : ANS DEVELOPERS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : ANS DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.) : 10
 (Ten only)

UP14106404



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 PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sheo Janam Chaudhari (Authorized Signatory) duly authorized by the **ANS Developers Private Limited** (promoter) of the

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

Authorised Signatory

proposed project **"Valencia County East GH-18"**.

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.
2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are attached with application for registration of the project before RERA.
3. That the time period within which the project shall be completed by promoter is 48 months.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



ANS DEVELOPERS PVT. LTD.

Authorised Signatory

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.

ANS DEVELOPERS 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 23-06-2022.

ANS DEVELOPERS PVT. LTD.

Authorised Signatory
Deponent

ATTESTED
23-6-22
Ajeet Kumar Mathur
Advocate Notary
14-D, Kaviendra Path
Faizabad Road, Lucknow



23-6-22
Ajeet Kumar Mathur
Advocate Notary
14-D, Kaviendra Path
Faizabad Road, Lucknow