



INDIA NON JUDICIAL

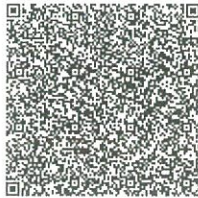


IN-UP79839486359206V

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP79839486359206V
Certificate Issued Date : 22-Nov-2023 04:55 PM
Account Reference : NEWIMPACC (SV)/ up14409604/ GORAKHPUR SADAR/ UP-GRK
Unique Doc. Reference : SUBIN-UPUP1440960455395085236637V
Purchased by : AISSHPRA DEVELOPERS PRIVATE LIMITED
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : AISSHPRA DEVELOPERS PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : AISSHPRA DEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line



22

22/11/23
VILIP KUMAR SINGH
NOTARY
Gorakhpur

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.

FORM-'B'

[See rule3(4)]

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

Affidavit Cum Declaration

Affidavit-cum-Declaration of **M/S Aisshpra Developers Pvt.Ltd. Baldev Plaza Golghar, Gorakhpur**
Promoter of the proposed project/duly authorized by the promoter of the proposed project vide
its/his/their authorization dated **22 / 11 /2023**

I, **M/S Aisshpra Developers Pvt.Ltd. Baldev Plaza Golghar, Gorakhpur** 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 of the land on which the development of the proposed
project is proposed.

OR

M/S Aisshpra Developers Pvt.Ltd. Baldev Plaza Golghar, Gorakhpur have/has a legal title
of 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 estate project is enclosed
herewith.

- 2- That, the said land is free 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 **Five Years**.
4- That, seventy percent of the amounts realized by me/Promoter for the real estate project from the
allottees, from to time shall be deposited in a separate account to be maintained in a scheduled
bank to cover the cost of construction and land cost and shall be used only for that purpose
5- That. the amounts from the separate account to cover the post 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 in 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

[Handwritten Signature]

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 from the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

- 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.

Verification.

I, the deponent above, do hereby verify the contents of my above Affidavit cum-Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at **Gorakhpur** on this 10th day of 22/11 / 2023



(Signature)

DILIP KUMAR SINGH
NOTARY
Gorakhpur
22/11/23



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22/11/2023

22/11/2023

V-K Sharma

(228)

I have seen the Signature/Thumb impression of
Shri. Dilip Singh
who signed/put his Thumb impression on this
document before me on this
22 Nov 2023
and who has permitted the due execution on this
document and who has been identified
V-K Sharma

DILIP KUMAR SINGH
NOTARY
Gorakhpur

22/11/23