

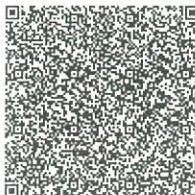


Government of Uttar Pradesh

e-Stamp

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Consideration Price (Rs.)
First Party
Second Party
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22-Nov-2023 04:55 PM
NEWIMPACC (SV)/ up14409604/ GORAKHPUR
SUBIN-UPUP1440960455395085236637V
AISSHPPRA DEVELOPERS PRIVATE LIMITED
Article 4 Affidavit
Not Applicable
AISSHPPRA DEVELOPERS PRIVATE LIMITED
Not Applicable
AISSHPPRA DEVELOPERS PRIVATE LIMITED
10
(Ten only)



Please write or type below this line



AV

22-Nov-2013 03:35:49 422-N
SILIP KUMAR SINGH
NOTARY
Gorakhpur
72 H 23
Statutory Alert:

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 time 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 it is certified by an engineer, an architect and a charted 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 charted accountant in practice and shall produce a statement of accounts duly certified

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and signed by such charted 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



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DILIP KUMAR SINGH
NOTARY
Gorakhpur
22/11/23



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82nd life

28/11/2023

V.K. Sharma

628

Same the Signature/Thumb impression
Sri..... D.K. Sonal
was signed/put his Thumb impression on this
..... 28 Nov 2023
and who has identified the due execution on this
..... and who has been identified
V.K. Sharma

DILIP KUMAR SINGH
NOTARY
Gorakhpur

28/11/23