

INDIA NON JUDICIAL





e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP45804020484043X

: 19-May-2025 02:52 PM

: NEWIMPACC (SV)/ up14881904/ LUCKNOW SADAR/ UP-LKN

: SUBIN-UPUP1488190489124682440532X

: GOLDFINCH REALTY

: Article 4 Affidavit

: Not Applicable

:

: GOLDFINCH REALTY

: Not Applicable

: GOLDFINCH REALTY

: 100

(One Hundred only)

सत्यमंव जयते



IN-UP45804020484043X

GOLDFINCH REALTY

Please write or type below this line



Sworn & Verified before me.

Rekha Arora
Adv. & Notary
To H.Q. Lucknow (U.P.) Indi

I resentify that deponent/executant/surety who has signed/put TJ. before me.

Statutory Alert:

 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.

The onus of checking the legitimacy is on the users of the certificate.

3. In case of any discrepancy please inform the Competent Authority.

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of prakhar Singh son of Sh. Kapil Singh, resident of 403, Abhilasha, Eldeco Udyan-II, Raibareli Road, Lucknow duly authorized by the promoter Goldfinch Realty of the proposed project.

I Prakhar Singh son of Sh. Kapil Singh, resident of 403, Abhilasha, Eldico Udyan-II, Raibareli Road, Lucknow duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state under:

- 1. That has a legal title to the land on which the development of the project is proposed.
- That the said is free from all encumbrances.

PAIDIA

Verified

ekha Arora

Sworn

- 3. That the time period within which the project shall be completed by me/promoter is date-06.01.2030.
- 4. That seventy percent (70%) 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.

That the amount from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

before me. 6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant

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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 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 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.

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Authorised Signatories

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 this 22nd day of May 2025.

Sworn & Verified before me.

TARY

PA-

Rekha Arora
Adv. & Notary
H.Q. Lucknew (U.P.)

DEPONENT

GOLDFINCH REALTY

Authorised Signatories