



सत्यमेव जयते

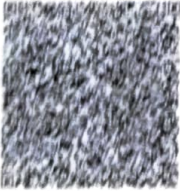
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Signature
ACC Name: Ramchandra Jaiswal ACC Code: UP14217404
ACC Address: 252/12, Nai Basti Kydganj, Prayagraj
Mobile No.: 9936018910
Licence No.: 382, Tahsil & District - Prayagraj

Certificate No.	: IN-UP72512218839436U
Certificate Issued Date	: 22-Apr-2022 04:30 PM
Account Reference	: NEWIMPACC (SV)/ up14217404/ PRAYAGRAJ SADAR/ UP-AHD
Unique Doc Reference	: SUBIN-UPUP1421740436113334450982U
Purchased by	: THE INNOVATORS DIGITAL ADS PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: FOR AGREEMENT
Consideration Price (Rs.)	:
First Party	: THE INNOVATORS DIGITAL ADS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: THE INNOVATORS DIGITAL ADS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Signature





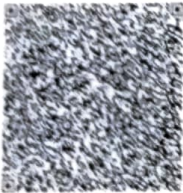
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Signature



This should be used for the purpose of stamping e-Stamp Mobile App of Stock Holding Company of India Ltd. Any other use of this e-Stamp Mobile App renders it invalid.

FORM B

[See rule 3(4)]

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

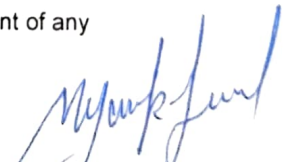
Affidavit cum Declaration

Affidavit cum Declaration of THE INNOVATORS DIGITAL ADS PVT. LTD, **33/1A/SF – 2, Srikhand Market , Tashkand Marg, Civil Lines, Allahabad, 211001**, through Mr. Mayank Jaiswal S/O Dr. Harish Jaiswal promoter of the proposed project i.e. Solitaire Pride of Solitaire Valley situated at Jalalpur Ghosi, Prayagraj

I, Mayank Jaiswal promoter of the proposed project i.e. Solitaire Pride of Solitaire Valley situated at Jalalpur Ghosi, Prayagraj hereby solemnly declare, undertake and state as under:

- 1 THE INNOVATORS DIGITAL ADS PVT. LTD have / has a legal title to 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 registered sale deed between such owner and promoter for development of the real estate project is enclosed herewith.
- 2 That the said land is free from all encumbrances.
- 3 That the time period within which the apartment shall be completed by me/promoter is 60 month.
- 4 That seventy percent of the amounts realised 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 a 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 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 utilised 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.




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 on this day of.


Deponent

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

Note: This is system generated certificate, need not require any signature, however authenticity of the certificate can be Verified any time on the website by registration no.



SOLEMNIY AFFIRMED before me
In... 24.11.2022 at AM/PM by Sri
Smt.
identified by Mr.
Advocate to be his/her affidavit are
true and correct Which is here by
Verified and attested
Si. No.

R. D. Singh
Advocate Notary
Prayagraj