



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

ACC Name- SANGAM & SIE
ACC Add- District Court, Sadar, Prayagraj
ACC Code- UP14431004
Licence No. 941, Mob-9696186012

Certificate No.	: IN-UP49508752845336U	Licence No. 941, M00-9600
Certificate Issued Date	: 14-Nov-2022 03:45 PM	
Account Reference	: NEWIMPACC (SV)/up14431004/ PRAYAGRAJ SADAR/ UP-AHD	
Unique Doc. Reference	: SUBIN-UPUP1443100491897993150110U	
Purchased by	: Varun Agarwal	
Description of Document	: Article 4 Affidavit	
Property Description	: Not Applicable	
Consideration Price (Rs.)	:	
First Party	: Varun Agarwal	
Second Party	: Not Applicable	
Stamp Duty Paid By	: Varun Agarwal	
Stamp Duty Amount(Rs.)	: 10 (Ten only)	



FORM 'B'

Please **[Seerule 3(4)]** this line

WU054850875284533611

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 (Director) duly authorized by the promoter "**SHEL BUILDING DREAMS PRIVATE LIMITED**" of the proposed project "**SHEL SHOPPING CENTER 101**"

I, Varun Agarwal, S/o Anil Agarwal, R/o 19-B/13, Elgin Road, Civil Lines, Allahabad duly authorized by the promoter of the proposed project do hereby solemnly declare and undertake and state as under:

That the promoter has a legal title to the land on which the development of the project is proposed.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by me/promoter is 26.09.2026.

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

Statutory Alerts

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.

to be maintained in ascheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, anarchitect and achartered account an tin practice that the withdrawal is in proportion to the percentage of completion of the project.

That promoter shall get the accounts audited within six months after the end of every financial year by achartered account an tin practice, and shall produce a statement of accounts duly certified and signed by such chartered account an tndit shall be verified during the audit that the amounts collected for a particular project havebeen utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

That promoter shall take all the pending approval son time, from the competent authorities.

1. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
2. That promoter shall not discriminate against any allotteeat 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.

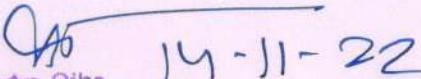
Verified by meat Prayagraj on this the day of 14TH November 2022.



R.C. Ojha
Advocate Notary
Rt. Hon. Head Quarter
Allahabad

The documents has been presented before me
on 14-11-22 at 11 AM/PM
at Allahabad the document is
identified by shri Varun Agarwal
Advocate the Content of the Documents
has been explained to the Executed which wa
dmitt the to be Correct.
and the Documents is Attested.

Ramesh Chandra Ojha
Advocate Notary
Rt. Hon. Head Quarter Allah



14-11-22



Deponent