



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

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

Certificate No.	: IN-UP49508752845336U
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)]s line

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) dulyauthorized 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, Allahaba01dulyauthorizedbythepromoteroftheproposedprojectdoherebysolemnlydecl are, undertakeandstateasunder:

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

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 reale state project from the allottees, from time to time, shall be deposited in a separate account

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That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered account in practice that the withdrawal is in proportion to the percentage of completion of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 a chartered account in practice, and shall produce a statement of accounts duly certified and signed by such chartered account 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.

That promoter shall take all the pending approval on 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 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 Prayagraj on this the day of 14TH November 2022.


Deponent




R. C. Ojha
Advocate Notary
Dist. Head Quarter
Allahabad

The documents has been presented before me
at Allahabad the document is
identified by the Advocate Notary
advocate the Content of the Documents
has been explained to the Executed which was
admit the to be correct.
and the Documents is Attested.


Ramesh Chandra Ojha
Advocate Notary
Dist. Head Quarter Allahabad

14-11-22