

INDIA NON JUDICIAL  
Government of Uttar Pradesh  
e-Stamp



सत्यमेव जयते



₹100

₹100 ₹100 ₹100 ₹100

Certificate No. : IN-UP99439633697077V  
Certificate Issued Date : 05-Jan-2023 12:39 PM  
Account Reference : NEWIMPACC (SV)/ up14267504/ LUCKNOW SADAR/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUP1426750492378532012844V  
Purchased by : SUMER KUMAR AGARWAL  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : SUMER KUMAR AGARWAL  
Second Party : Not Applicable  
Stamp Duty Paid By : SUMER KUMAR AGARWAL  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)

सत्यमेव जयते



₹100



IN-UP99439633697077V

Please write or type below this line

*Sumer Kumar*



*MS 05/01/23*  
Smt.MAMTA SAHU  
Advocate & Notary  
5/735, Vikas Nagar  
LUCKNOW (U.P.)

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 BY THE PROMOTER**

Affidavit cum  
Declaration

Affidavit cum Declaration of Mr./Ms. Tirath Ram Sumer Kumar promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated. 05/01/2023

I, Mr. Sumer Kumar Agarwal 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 to the land on which the development of the project is proposed

OR

M/s Vijay Gopal 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by me/promoter is 16/04/24

That seventy per cent 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.

*S. Agarwal*



*M. S. Agarwal*  
Smt. MAMTA SAHU  
Advocate & Notary  
5/736, Vikas Nagar  
LUCKNOW (U.P.)

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 an 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 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 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.

*Sd/-*  
Deponent

### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 05<sup>th</sup> on this day of January 2023

*Sd/-*  
Deponent



SWORN & VERIFIED  
BEFORE ME

*M* 05/01/23  
Smt. MAMTA SAHU  
Advocate & Notary  
5/735, Vikas Nagar  
LUCKNOW (U.P.)

Identify the deponent (s) / executant (s)  
who has/have signed/put T.I. before me.

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

e-Stamp



₹10

₹10 ₹10 ₹10 ₹10

**Certificate No.** : IN-UP99442611426764V  
**Certificate Issued Date** : 05-Jan-2023 12:40 PM  
**Account Reference** : NEWIMPACC (SV)/ up14267504/ LUCKNOW SADAR/ UP-LKN  
**Unique Doc. Reference** : SUBIN-UPUP1426750492384064870649V  
**Purchased by** : SUMER KUMAR AGARWAL  
**Description of Document** : Article 4 Affidavit  
**Property Description** : Not Applicable  
**Consideration Price (Rs.)** :  
**First Party** : SUMER KUMAR AGARWAL  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : SUMER KUMAR AGARWAL  
**Stamp Duty Amount(Rs.)** : 10  
(Ten only)

सत्यमेव जयते



₹10



IN-UP99442611426764V

Please write or type below this line

*S. Agarwal*



*M*  
05/01/23  
Smt. MAMTA SAHU  
Advocate & Notary,  
5/735, Vikas Nagar,  
LUCKNOW (U.P.)

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**TO WHOMSOEVER IT MAY CONCERN**

This is certified that **Mr. Sumer Kumar Agarwal, S/o Late Tirath Ram Agarwal** duly authorized by promoter of the proposed project **Gopal Tirath Apartments**, has not done any type of activity regarding Sale, Booking, Allotment, Advertisement of the proposed project. Further it is certified that there is not any kind of receipt made against the said project.

*Sumer Agarwal*  
Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Lucknow on <sup>5<sup>th</sup></sup> of January, 2023.

*Sumer Agarwal*  
Deponent



**SWORN & VERIFIED  
BEFORE ME**

*W 05/01/23*

Smt. MAMTA SAHU  
Advocate & Notary  
5/735, Vikas Nagar  
LUCKNOW (U.P.)

I identify the deponent (s)/ executant (s)  
who has/have signed/put T.I. before me.