



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP01737565609824V

## e-Stamp

**SACHIN KUMAR KESARWANI.....**  
**ACC CODE: UP14178704 LIC. No. 715**  
**ADD:-CHAURASI KHAMBA, KUTCHERY**  
**PRAYAGRAJ**  
**Mobil No. 8808498888**  
**TEHSIL & DISTRICT-PRAYAGRAJ**

**Certificate No.** : IN-UP01737565609824V  
**Certificate Issued Date** : 30-Aug-2023 01:57 PM  
**Account Reference** : NEWIMPACC (SV)/ up14178704/ PRAYAGRAJ SADAK/ UP-AMD  
**Unique Doc. Reference** : SUBIN-UPUP1417870499065590742310V  
**Purchased by** : MAABHAGWATI DEVELOPERS LLP  
**Description of Document** : Article 4 Affidavit  
**Property Description** : AS PER THE DETAILS MENTIONED IN THE AFFIDAVIT.  
**Consideration Price (Rs.)** :  
**First Party** : MAABHAGWATI DEVELOPERS LLP  
**Second Party** : AS PER THE NAME MENTIONED IN THE AFFIDAVIT  
**Stamp Duty Paid By** : MAABHAGWATI DEVELOPERS LLP  
**Stamp Duty Amount(Rs.)** : 10  
 (Ten only)



Please write or type below this line



RB  
 30-08-2023

## 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 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 Mr. Shashank Agarwal duly authorized by the promoter **M/s "Maabhagwati Developers LLP"** of the proposed project **"Vrindavan Vihar"**.

I, Shashank Agarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

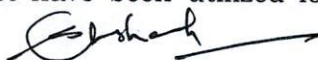
1. That promoter has a legal title to the land on which the development of the project is to be carried out
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31.01.2024**.

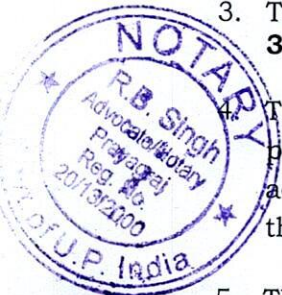
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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 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







incompliance with the proportion to the percentage of completion of the project.


8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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 30.08.2023

  
Deponent



R.B.  
30-08-2023

Sr. Shashank Agarwal  
who has been identified by  
Sr. A.C. Aggarwal  
Sworn before me on 30-08-2023  
and accepted the contents of  
this Affidavit to be true.

R.B.  
R.B. Singh  
Notary Govt. of U.P.  
Prayagraj

Identified by  
R.B. Singh  
Advocate  
Prayagraj

Identified by  
R.B. Singh  
Advocate  
Prayagraj