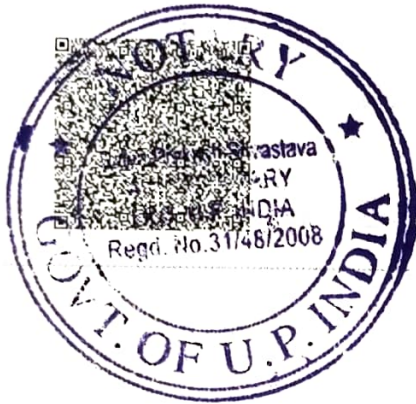




## e-Stamp

Signature R  
ACC Name Rajnigandha Singh  
ACC Code -UP14773304  
Mobile No.-7355029555  
Licenses No.-506, Tehsil Sadar District Lucknow

Certificate No. : IN-UP63944598106903W  
Certificate Issued Date : 29-Aug-2024 04:50 PM  
Account Reference : NEWIMPACC (SV)/ up14773304/ LUCKNOW SADAR/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUP1477330424657262198520W  
Purchased by : GANDHARVA INFRATECH PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : GANDHARVA INFRATECH PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : GANDHARVA INFRATECH PVT LTD  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line

Affidavit cum Declaration

**Affidavit cum Declaration of Mr. Santosh Kumar Bagla S/o Mr. V.P. Bagla duly authorized by the Gandharva Infratech Private Limited (Promoter) of the Proposed Project "Imperial Residencia".**

I, Santosh Kumar Bagla S/o V.P. Bagla duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under: -

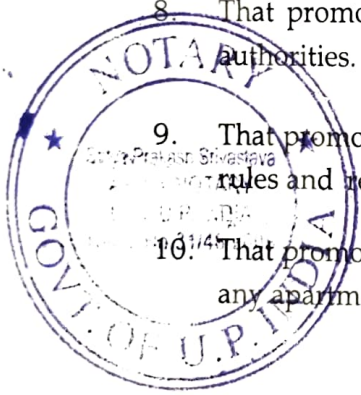
1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

**SATYA PRAKASH SRIVASTAVA**  
Advocate & Notary  
Lucknow U.P. India

*Signature of Santosh Kumar Bagla*

I identify the deponent/declarant who has signed and I believe me

3. That the time period within which the project shall be completed by promoter is 01.08.2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 in compliance 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.

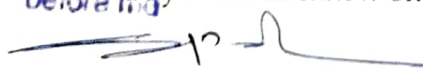


  
Deponent

### Verification

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

Sworn and Verified  
Verified by me at Lucknow on 30.08.2024.



SATYA PRAKASH SRIVASTAVA  
Advocate & Notary  
Lucknow U.P. India

  
Deponent