



सत्यमेव जयते

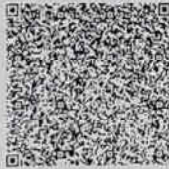
INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

ACC Name- Govind Baranwal
ACC Code- UP 142 188 04
ACC Add.- Sarsauli, Varanasi
Mobile No.- 9935681653
Licence No.-58/104/48/9

Certificate No.	: IN-UP50784017908565T District- Varanasi
Certificate Issued Date	: 02-Sep-2021 09:40 AM
Account Reference	: NEWIMPACC (SV)/ up14218804/ VARANASI SADAR/ UP-VNS
Unique Doc. Reference	: SUBIN-UPUP1421880490370939934202T
Purchased by	: PARIKSHIT SINGH
Description of Document	: Article 7 Appointment in Execution of a Power
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: NIL
Second Party	: PARIKSHIT SINGH
Stamp Duty Paid By	: PARIKSHIT SINGH
Total Amount (Rs)	: 10

(Ten only)



Please write or type below this line



Parikshit Singh

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shoestamp.com or using e-Stamp Mobile App or e-Stamp Printing.
2. Any discrepancy in the details on the Certificate and as available on the website / Mobile App, should be reported.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

**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. Parikshit Singh (Director) duly authorized by the promoter "VATIKA DEVELOPERS & INFRASTRUCTURES PRIVATE LIMITED" of the proposed project "VISHWANATH VATIKA".

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

1. Mr. Parikshit Singh, Director at Vatika Developers and Infrastructures Private Limited, and Mr. Rajendra Prasad and Mr. Arvind Patel, both son of Late Ramji have 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.
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 27-08-2025.
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

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

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

Parikshit Singh



1. The Court of India witnesses
 By Deponent before
 By Advocates
 21/9/18
 P. V. Singh



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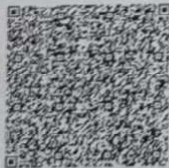
Government of Uttar Pradesh

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Signature:- *[Signature]*
ACC Name:-Bipin Kumar Jaiswal
ACC Code:-UP14503004
ACC Add:-Civil Court, Varanasi
Mobile No.:-9452813327
Licence No.:-273
Tahsil:-Sadar, District:-Varanasi

Certificate No.	: IN-UP86921795431470T
Certificate Issued Date	: 01-Oct-2021 03:00 PM
Account Reference	: NEWIMPACC (SV)/ up14503004/ VARANASI SADAR/ UP-VNS
Unique Doc. Reference	: SUBIN-UPUP1450300463032880884660T
Purchased by	: PARIKSHIT SINGH
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: PARIKSHIT SINGH
Second Party	: Not Applicable
Stamp Duty Paid By	: PARIKSHIT SINGH
Stamp Duty Amount(Rs.)	: 10 (Ten only)

1236/21



Please write or type below this line.

VATIKA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

PariKshit Singh
DIRECTOR

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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.

Authorization Certificate

Resolved that **Mr. Parikshit Singh**, Director of "**Vatika Developers & Infrastructures Private Limited**", is hereby authorized as signing authority to sign, execute the documents as and when required for the purpose of Registration of the Proposed Project under RERA and any other related purpose and or present before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "**Vishwanath Vatika**".

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

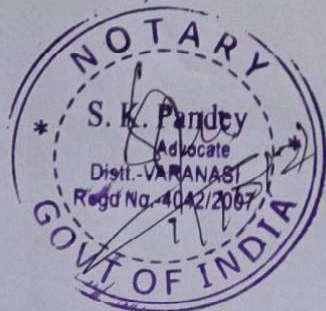
(Co-Promoter)	(Co-Promoter)	(Co-Promoter)
(Parikshit Singh)	(Rajendra Prasad)	(Arvind Patel)
<i>Parikshit Singh</i>	<i>Rajendra Prasad</i>	<i>Arvind Kumar Patel</i>
VATIKA DEVELOPERS & INFRASTRUCTURES PVT. LTD.		

Acceptance of the Authorised Signatory

I, Parikshit Singh, hereby solemnly accord my acceptance to act as authorised signatory for the above referred business and all my acts shall be binding on the business.

VATIKA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
Parikshit Singh
DIRECTOR

Signature of Authorised Signatory



Sworn before Me & Solemnly
affirm Signature and Contents
Verified to day

S. K. Pandey
S. K. Pandey Advocate
NOTARY, GOVT. OF INDIA
Regd No. - 4042/2007
Distt. - VARANASI