



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

Signature.....*Abhishek*
ACC Name - ABHISHEK BASANT
ACC Code - UP 14206004
ACC Address-166A/326, Azad Square, South Prayagraj
Licence No.-841 Mob. 8840470145
Tehsil-Sadar, District-Prayagraj

e-Stamp

Certificate No.

: IN-UP23728838159224U

Certificate Issued Date

: 16-Feb-2022 12:32 PM

Account Reference

: NEWIMPACC (SV)/ up14206004/ PRAYAGRAJ SADAR/ UP-AHD

Unique Doc. Reference

: SUBIN-UPUP1420600438042286597082U

Purchased by

: I AND T BUILDERS AND DEVELOPERS CO Sunita AND OTHS

Description of Document

: Article 4 Affidavit

Property Description

: AS PER DOCUMENT

Consideration Price (Rs.)

:

First Party

: I AND T BUILDERS AND DEVELOPERS CO Sunita AND OTHS

Second Party

: NA

Stamp Duty Paid By

: I AND T BUILDERS AND DEVELOPERS CO Sunita AND OTHS

Stamp Duty Amount(Rs.)

: 10
(Ten only)



Please write or type below this line

✓ Sunita

I AND T BUILDERS AND DEVELOPERS

PARTNER

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. Sunita Sonker (Partner) duly authorized by the promoter "I & T Builders and Developers" of the proposed project "Jheel Residency".

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

1. That Mr. Satya Narayan Singh 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.
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 31.03.2026.
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.

I & T BUILDERS AND DEVELOPERS

Sunita

PARTNER

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.



Verification

Sunita

Deponent

LAND T BUILDERS AND DEVELOPERS

PARTNER

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 18th day of February 2022.

Sunita

Deponent

LAND T BUILDERS AND DEVELOPERS

PARTNER

SOLEMNLY AFFIRMED before
me on...
Sunita Senbir
Advocate
has affirmed as true and correct
which is here by verified and attested
16/2/22

R. P. Singh
Advocate
Prayagraj
16/2/22