



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp



Certificate No.	: IN-UP28665233098410T
Certificate Issued Date	: 09-Aug-2021 03:43 PM
Account Reference	: NEWIMPACC (SV)/ up14315304/ MEERUT SADAR/ UP-MRT
Unique Doc. Reference	: SUBIN-UPUP1431530445805076131702T
Purchased by	: AJANTA DEVELOPERS
Description of Document	: Article 4 Affidavit
Property Description	: NOT APPLICABLE
Consideration Price (Rs.)	: 20 (Twenty only)
First Party	: AJANTA DEVELOPERS
Second Party	: NOT APPLICABLE
Stamp Duty Paid By	: AJANTA DEVELOPERS
Stamp Duty Amount(Rs.)	: 20 (Twenty only)



-----Please write or type below this line-----



### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shreestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. 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 , Amit Sharma S/o Shri J.C.Sharma R/o 3E-555, Madhavpuram Delhi Road, Meerut duly authorized by the promoters of the proposed project vide resolution dated 01.06.2021, do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed

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 no bookings, sales or any advertisement done for the applied project till date.

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 Meerut on this day of 9<sup>th</sup> August, 2021

ATTESTED  
NOTARY

Sanjeev Bhandari  
Notary Public

09/8/2021





सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp



**Certificate No.** : IN-UP25014188247949T  
**Certificate Issued Date** : 05-Aug-2021 11:35 AM  
**Account Reference** : NEWIMPACC (SV)/ up14315304/ MEERUT SADAR/ UP-MRT  
**Unique Doc. Reference** : SUBIN-UPUP1431530438419068561503T  
**Purchased by** : AJANTA DEVELOPERS  
**Description of Document** : Article 4 Affidavit  
**Property Description** : NOT APPLICABLE  
**Consideration Price (Rs.)** : 20  
(Twenty only)  
**First Party** : AJANTA DEVELOPERS  
**Second Party** : NOT APPLICABLE  
**Stamp Duty Paid By** : AJANTA DEVELOPERS  
**Stamp Duty Amount(Rs.)** : 20  
(Twenty only)



.....Please write or type below this line.....



### 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 – RA1**  
**Affidavit for Bank Accounts of Project DownTown**  
**(For New registration only)**

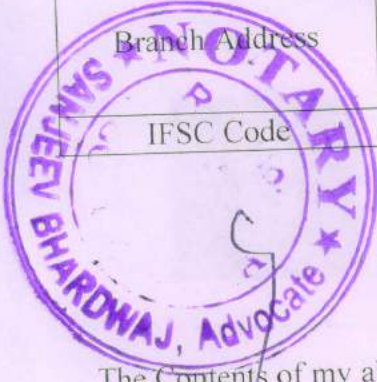
To,  
Uttar Pradesh Real Estate Regulatory Authority

**Sub: Affidavit / Declaration for Bank Accounts for the Project DownTown**

I, Amit Sharma S/o Shri J.C.Sharma R/o 3E-555, Madhavpuram Delhi Road, Meerut duly authorized by the promoter of the proposed project vide resolution dated 01.06.2021, do hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project **DownTown**.

I also undertake that any secured / unsecured project finance availed for the project will be deposited in the separate account only.

	Collection Account	Separate Account	Transaction Account
Name on Account	Ajanta Developers Collection for Downtown	Ajanta Developers Separate for Downtown	Ajanta Developers Transaction for Downtown
Account Number	628505017565	628505017576	628505017566
Bank Name	ICICI Bank	ICICI Bank	ICICI Bank
Branch Name	Meerut	Meerut	Meerut
Branch Address	Civil Lines, Boundary Road Near Bsnl Telephone Exchange, Meerut-250001	Civil Lines, Boundary Road Near Bsnl Telephone Exchange, Meerut-250001	Civil Lines, Boundary Road Near Bsnl Telephone Exchange, Meerut-250001
IFSC Code	ICIC0006285	ICIC0006285	ICIC0006285



**Verification**

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

Verify by me at Meerut on this 6th date of August 2021.

Deponent

Deponent

**ATTENDED  
NOTARY**

Sanjeev Bhardwaj  
Advocate  
Meerut  
6/8/21





सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp



<b>Certificate No.</b>	: IN-UP25016709280314T
<b>Certificate Issued Date</b>	: 05-Aug-2021 11:36 AM
<b>Account Reference</b>	: NEWIMPACC (SV)/ up14315304/ MEERUT SADAR/ UP-MRT
<b>Unique Doc. Reference</b>	: SUBIN-UPUP1431530438423916548349T
<b>Purchased by</b>	: AJANTA DEVELOPERS
<b>Description of Document</b>	: Article 4 Affidavit
<b>Property Description</b>	: NOT APPLICABLE
<b>Consideration Price (Rs.)</b>	: 20 (Twenty only)
<b>First Party</b>	: AJANTA DEVELOPERS
<b>Second Party</b>	: NOT APPLICABLE
<b>Stamp Duty Paid By</b>	: AJANTA DEVELOPERS
<b>Stamp Duty Amount(Rs.)</b>	: 20 (Twenty only)



.....Please write or type below this line.....



### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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 , Amit Sharma S/o Shri J.C.Sharma R/o 3E-555, Madhavpuram Delhi Road, Meerut duly authorized by the promoters of the proposed project vide resolution dated 01.06.2021, do hereby solemnly declare, undertake and state as under:

I, That I have a legal title to the land on which the development of the project is proposed

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 25.04.2025.

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 chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I 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 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 I shall take all the pending approvals on time, from the competent authorities.

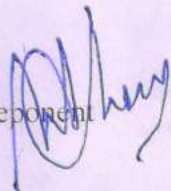




9. That I/ promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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.

Deponent

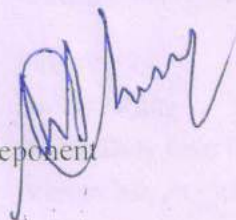


### VERIFICATION

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 Meerut on this day of 06h August, 2021

Deponent



ATTESTED  
NOTARY

28/8/2021

# AJANTA DEVELOPERS

SITE OFFICE : PLOT NO.482-483, GANGA NAGAR, MAWANA ROAD, MEERUT

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF PARTNERS OF FIRM M/S AJANTA DEVELOPERS HELD ON 1<sup>st</sup> JUNE, 2021 AT ITS REGISTERED OFFICE

RESOLVED that Sh. Amit Sharma S/o Sh. J.C.Sharma R/o 3E-555, Madhavpuram Delhi Road, Meerut U.P. (Project Co-coordinator of firm) be and is hereby authorized to sign/ prepare/ file/upload any documents/ papers as may be required in applying at U.P.RERA ,Lucknow U.P., this regard, to collect any documents on behalf of the firm and to do any act or thing, fulfill any other formalities as may be required in the regard. "

All his doings shall be binding upon firm in this regard.

CERTIFIED TRUE COPY

FOR AJANTA DEVELOPERS

PARTNER



FOR AJANTA DEVELOPERS

PARTNER

