



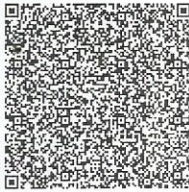
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

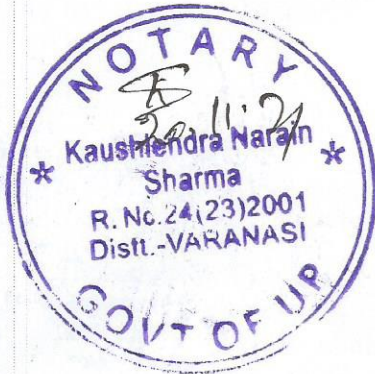
e-Stamp

ACC Name:-Pawan Kumar Srivastava  
ACC Code:-UP 14289704  
ACC Add:-Navalpur Bashi, VNS,  
Mobile No.-9919545675  
Licence No.-391  
Distt.-VARANASI

|                           |                                                      |
|---------------------------|------------------------------------------------------|
| Certificate No.           | : IN-UP39445778150932T                               |
| Certificate Issued Date   | : 20-Nov-2021 03:27 PM                               |
| Account Reference         | : NEWIMPACC (SV)/ up14289704/ VARANASI SADAR/ UP-VNS |
| Unique Doc. Reference     | : SUBIN-UPUP1428970468797193905415T                  |
| Purchased by              | : PRADEEP KUMAR GUPTA                                |
| Description of Document   | : Article 4 Affidavit                                |
| Property Description      | : Not Applicable                                     |
| Consideration Price (Rs.) | :                                                    |
| First Party               | : PRADEEP KUMAR GUPTA                                |
| Second Party              | : Not Applicable                                     |
| Stamp Duty Paid By        | : PRADEEP KUMAR GUPTA                                |
| Stamp Duty Amount(Rs.)    | : 10<br>(Ten only)                                   |



Please write or type below this line.



*(Signature)*

## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of State 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.

*(Signature)*  
20.11.21



**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY  
PERSON AUTHORIZED BY THE PROMOTER**

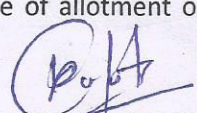
**Affidavit cum Declaration**

Affidavit-cum-Declaration of **Mr. Pradeep Kumar Gupta** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20-11.2021;

I, Pradeep Kumar Gupta Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal agreement to the land on which the development of the project is proposed
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 03.11.2026.
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
7. That, I / 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, I / promoter 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.

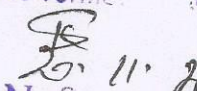


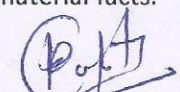
  
PRADEEP KUMAR GUPTA

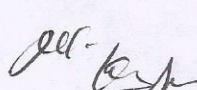
**Verification**

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Solemnly affirmed on this 20th day of NOVEMBER 2021  
deponent identified before me today by the  
the contents of the affidavit/Instru-  
read and the deponent who verified  
be true

  
**K. N. Sharma**  
NOTARY Govt. of U P  
Varanasi

  
PRADEEP KUMAR GUPTA

  
20.11.21