



INDIA NON JUDICIAL



IN-UP07385378583260X

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP07385378583260X
Certificate Issued Date : 25-Aug-2025 12:45 PM
Account Reference : NEWIMPACC (SV) up14329904/ AGRA SADAR/ UP-AGR
Unique Doc. Reference : SUBIN-UPUP1432990412306414074857X
Purchased by : NIKHIL AGARWAL
Description of Document : Article + Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : NIKHIL AGARWAL
Second Party : COMPETENT AUTHORITY
Stamp Duty Paid By : NIKHIL AGARWAL
Stamp Duty Amount(Rs.) : 10
(Ten only)

ACC Name- Neeraj Upadhyay
Stamp Vender
Licence Number- 32
E-Stamping ACC ID- UP14329904
Civil Court Distt Agra



Please write or type below this line

Attached Affidavit cum Declaration.



Disclaimer:

1. The authenticity of the Stamp certificate should be verified at www.stampsonlineup.in or using e-Stamp Mobile App of State Treasury.
2. Any discrepancy in the details in this Certificate and as available on this website / Mobile App renders it invalid.
3. The cost of obtaining the signature is on the users of the website.
3. In case of any discrepancy please inform the Competent Authority.

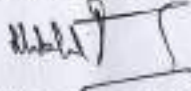
FORM 'B'
[See rule 3 (4)]

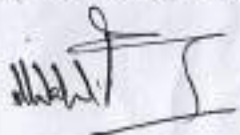
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Nikhil Agarwal duly authorized by the Lucknow Buildwell Private Limited (promoter) of the proposed project "Ganpati Capital Court".

I, Mr. Nikhil Agarwal 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.
3. That the time period within which the project shall be completed by promoter is **23.11.2030**. 
23.11.2030
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

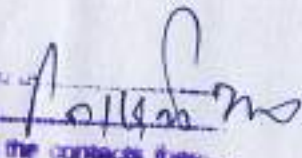
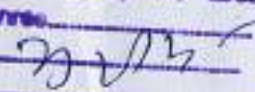
Verification

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

Verified by me at Lucknow on 28.06.2025.


Deponent



28/6/25
Examined by me 
who understands the contents thereof
solemnly Affirmed as by the above
identified by me
on the day 
Residing at _____