

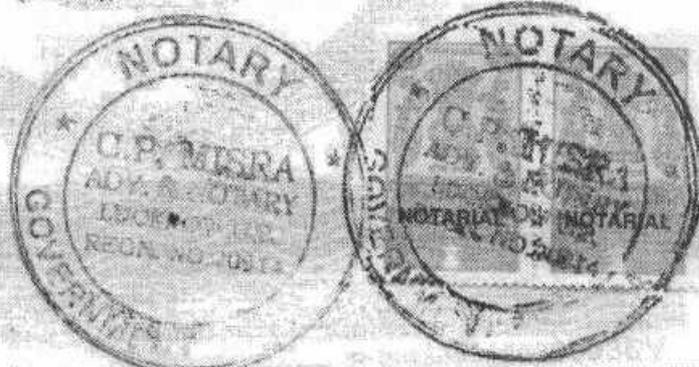
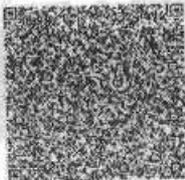


INDIA NON JUDICIAL  
Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP28338820398936V
Certificate Issued Date	: 07-Jun-2023 12:27 PM
Account Reference	: NEWIMPACC (SV)/ up14238504/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1423850451554859146573V
Purchased by	: KANAK BIHARI BUILDER PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: KANAK BIHARI BUILDER PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: KANAK BIHARI BUILDER PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or draw below this line

**FORM 'B'**  
[Seerule3 (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. Manoj Agarwal (Authorized Signatory) duly authorized by the **Kanak Bihari Builder Private Limited** (promoter) of the proposed project "**Felix Imperial**".

I, Mr. Manoj Agarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

That promoter has a legal title to the land on which the development of the project is proposed.

That the details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are attached with application for registration of the project before RERA.

13/6/23  
C.P. MISRA  
ADV. & NOTARY  
HO LUCKNOW U.P.  
REGN. NO. 20218  
EXPIRE DATE - 15/06/25

1. The validity of the e-stamp certificate should be verified at [www.e-stamp.com](http://www.e-stamp.com) or using e-Stamp Mobile App of Stock Holding Corporation of India.  
2. The responsibility in the stamp on the e-stamp certificate is available on the website / Mobile App cannot be denied.  
3. In case of any discrepancy please inform the Controller, Lucknow.

3. That the time period within which the project shall be completed by promoter is 31/12/2028.
4. That seventy percent 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.

*Mangal Singh*  
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 13<sup>th</sup> June 2023  
Sworn and Verified  
Before me

*Mangal Singh*  
Deponent

*C.P. Mishra*  
13/6/23  
C.P. MISHRA  
ADV. & NOTARY  
HQ LUCKNOW U.P. INDIA  
REGN. NO. 20914  
EXPIRY DATE-15-3-2025

Identify the deponent/Assistant/Surety  
who has/are signed before me.

