



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP21069252951065X

e-Stamp

DHARMESH GAUTAM
 LIC. No. 02/2022
 Acc. No. UP 14791904
 Mob- 8439026060
 Th. & Distt. Mathura

Certificate No. : IN-UP21069252951065X
 Certificate Issued Date : 02-Nov-2025 01:09 PM
 Account Reference : NEWIMPACC (SV)/ up14791904/ MATHURA SADAR/ UP-MTH
 Unique Doc. Reference : SUBIN-UPUP1479190439060157987958X
 Purchased by : HARE KRISHNA ORCHID
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : HARE KRISHNA ORCHID
 Second Party : Not Applicable
 Stamp Duty Paid By : HARE KRISHNA ORCHID
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Ramesh Chander Goel** promoter of the proposed project **Alpha Sky Villas** duly authorized by the promoter of the proposed project, vide their authorization dated 17.10.2025.

I, **Ramesh Chander Goel** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter Hare Krishna Orchid has a legal title to the land on which the development of the project Alpha Sky Villas is proposed. We are constructing 1 tower as per following details.

For Hare Krishna Orchid

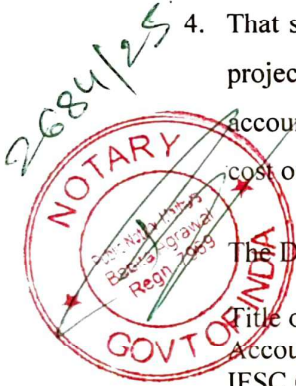
Auth. Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclrestamp.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.

S.N	TOWER NAME	NO.OF FLAT/SHOP
1	Block "A"	239
2	COMMERCIAL	18
	Total	257

2. That the land is free from all encumbrances as on date and full dues of MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY has been paid.
3. That the time period within which the project shall be completed by promoter by 15.10.2030.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in HDFC Bank Ltd. a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.



The Details are as under: -

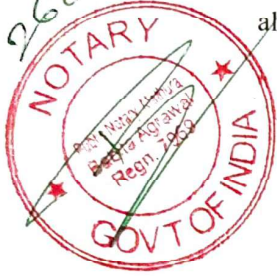
Title of Account: - HKO-SEPARATAE ACCOUNT ALPHA SKY VILLAS
 Account no: - 50200116260951
 IFSC Code: - HDFC0000942
 RAMAN RATI, OPP, BALAJI ASHRAM, VRINDAVAN, UTTAR PRADESH-281121

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.

For Hare Krishna Orchid


 Auth. Signatory

- 2684/25
8. That promoter will 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, as the case may be, on any grounds.



For Hare Krishna Orchid

[Signature]
Auth. Signatory

Deponent

Verification

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

Verified by me at on this 21ST day of November 2025.

For Hare Krishna Orchid

[Signature]
Auth. Signatory

Deponent

The Contents of the affidavit or documents read over & explained to Shri. *Ramesh Chandra Goch* who is Identified By Shri. *Raj Kumar* & on Oath Attested today On *22/11/25* at my office & noted down in the notarial register at No. *2684* & Charged Fees Rs. *35/-*

[Signature]
Babita Agrawal Advocate
Notary Public, Mathura

[Signature]
I Know Shri/Smt. *Raj Kumar*
He /She Has Signed before

[Signature]
Sign. Identified